

AGENDA TITLE:

Adopt Resolution of Preliminary Determination and Resolution of Intention to

Annex Century Meadows One Zone 2 to Lodi Consolidated Landscape Maintenance District No. 2003-1; and Adopt Resolutions Authorizing City Manager to Execute Professional Services Agreements with Timothy J. Hachman, Attorney at Law, (\$7,000) and Thompson-Hysell Engineers, a Division of the Keith Companies, Inc., (\$7,500) for Services Required in

Support of the Annexation

MEETING DATE:

December 3, 2003

PREPARED BY:

Public Works Director

RECOMMENDED ACTION: That the City Council adopt the following resolutions and additionally adopt resolutions authorizing the City Manager to execute professional services agreements with Timothy J. Hachman, Attorney at Law, and Thompson-Hysell Engineers, a Division of the Keith Companies, Inc., for

services required in support of the annexation:

- 1. Resolution of Preliminary Determination to Annex Territory to a Maintenance Assessment District, to Form a Zone, to Levy an Annual Assessment for Costs Incurred and Preliminary Approval of Engineer's Report for Century Meadows One Zone 2, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.
- 2. Resolution of Intention to Annex Territory to a Maintenance Assessment District, to Form a Zone, to Levy and Collect an Annual Assessment for Maintenance and Operation of Improvements and for Costs and Expenses and Setting Time and Place of Public Hearing and Setting Forth Mailed Property Owner Ballot Procedure and Notice for Century Meadows One Zone 2, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND INFORMATION:

Developer of the Century Meadows One subdivision has elected to form an assessment district pursuant to the Landscaping and Lighting Act of 1972 for the purpose of installing and/or maintaining the public improvements described in Exhibit 1. Century Meadows

One consists of 57 lots in Unit 2 and 76 lots in Unit 3, with a total of 133 lots included in the proposed assessment district. The residential subdivision is located in the south central portion of the City on the north side of Harney Lane and westerly of the Woodbridge Irrigation District canal.

The action requested of the City Council will initiate the steps leading to formation of the district and preliminarily approve the Engineer's Report. Additionally, the City Council will set a public hearing for January 21, 2004, to hear public testimony on the formation and proposed assessments and to finally act to form the district. A schedule of events culminating in the election to form the district and approving the Engineer's Report is provided in Exhibit 2.

APPROVED: (

Adopt Resolution of Preliminary Determination and Resolution of Intention to Annex Century Meadows One Zone 2 to Lodi Consolidated Landscape Maintenance District No. 2003-1; and Adopt Resolutions Authorizing City Manager to Execute Professional Services Agreements with Timothy J. Hachman, Attorney at Law, (\$7,000) and Thompson-Hysell Engineers, a Division of the Keith Companies, Inc., (\$7,500) for Services Required in Support of the Annexation December 3, 2003

Page 2

The Engineer's Report, prepared by Thompson-Hysell Engineers, a division of The Keith Companies, Inc., of Modesto, California, is attached as Exhibit 3. It presents a description of the project, defines the area, describes the improvements to be maintained and provides a cost estimate of the First Year Estimated Assessment and sets the Maximum Annual Assessment amount. Exhibit 4 presents the tabulation of estimated costs. The annual assessment includes costs for maintaining the improvements, utilities, replacement reserves, and administration of the district. Three principal maintenance activities are covered by the district, including the reverse frontage wall and landscaping along Harney Lane, the street trees within the parkway areas of the subdivision and a prorated share of public park maintenance.

In May of each ensuing year, an Engineer's Report will be prepared and presented to the City Council for approval that will set the Estimated Assessment for the following tax year. As is the case now, the costs in the Engineer's Report will be based upon actual contract prices. It is anticipated that administrative services will be bid and contracted on an annual basis.

Presently, the subdivision is comprised of four parcels that are expected to subdivide subsequent to the formation of the assessment district. The proposed two subdivisions will yield approximately 133 lots and will have a proposed assessment roll as set forth in Exhibit 5.

Election ballots will be distributed to the owners of record as of the date of ballot preparation. Voting is based upon acres and simple majority vote is required to form the district. It is expected that none of the lots will be sold to individual homeowners prior to formation of the district on January 21, 2004.

The First Year Assessment will be added to the tax roll for Fiscal Year 2004-05 and the first revenues from the district will not be received until January 2005. Until such time the City receives funds from the district, the developer remains responsible for the regular and ongoing maintenance of the public wall and landscape improvements. This requirement will be addressed in an amendment to the Subdivision Improvement Agreement that will be presented to the City Council at its December 17, 2003, meeting.

FUNDING: Applicant fees and reimbursement from funds collected through the assessment district.

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Richard *Ø*. Prima, Jr. Public Works Director

Prepared by F. Wally Sandelin, City Engineer

RCP/FWS/pmf

Attachments

cc: Randy Hays, City Attorney

Tony Goehring, Parks and Recreation Director George Bradley, Street Superintendent

EXHIBIT 1

Description of Improvements to be maintained for Century Meadows One Units 2 & 3

- A. A masonry wall and 13.5 feet wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,661 lineal feet.
- B. Street parkway trees located within the public streets within the Zone 2 boundary.
- C. Public park land area of 0.820 acres in size equivalent to the current level of service standard for park area within the City of Lodi of 3.5 acres per thousand persons served.

Exhibit 2

City of Lodi LLD

Century Meadows One, Zone 2

Landscape Maintenance Assessment District Annexation and Zone 2 Budget Election

Time Table

<u>Date</u> <u>Activity/Tasks</u>

November 21, 2003 Distribution of preliminary draft

Engineer's Report

November 21, 2003 Initial Resolutions to City

Council Communication, Finalized

Engineer's Report

December 3, 2003 City Council Meeting to:

Resolution of Preliminary Determination to Annex to Consolidated District, Form Zone 2 Resolution of Intention (sets Public Hearing and date of Election on January 21, 2004)

December 8, 2003 Last day to Mail Notice and Ballot

January 9, 2004 Resolutions to City

Approve Engineer's Report

Annex to Consolidated District, Form Zone 2

Tally vote/Declare results Council Communication

January 21, 2004 Last day to receive Ballots

January 21, 2004 City Council meeting to:

Public Hearing/Tally vote/Declare results Annex to Consolidated District, Zone 2

ENGINEER'S REPORT CENTURY MEADOWS ONE LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2 (PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972) CITY OF LODI

FISCAL YEAR 2004-2005

PREPARED BY:

Thompson-Hysell Engineers, a division of The Keith Companies, Inc. 1016 12th Street Modesto, CA 95354

NOVEMBER 2003

ANNUAL ENGINEER'S REPORT FOR THE 2004-2005 FISCAL YEAR

CENTURY MEADOWS ONE LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2 CITY OF LODI

(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfu	submits the enclosed annual report as directed by the City Council	cil.
DATED:	, 2004. Thompson-Hysell Engineers Engineer of Work	
	BY: Michael T. Persak RCE 44908	
	the enclosed Annual Engineer's Report, together with Boundary M t Diagram thereto attached, was filed with me on the day	
	, City Clerk, City of Lodi San Joaquin County, California	
	BY:	
Assessment Diagram there	the enclosed Annual Engineer's Report together with Assessment attached, was approved and confirmed by the City Council of the C day of, 2004.	
	, City Clerk, City of Lodi San Joaquin County, California	
	BY:	
	the enclosed Annual Engineer's Report together with Assessment attached, was filed with the Auditor of the County of San Joaquin, 2004.	
	, City Clerk, City of Lodi San Joaquin County, California	

BY:

The Honorable Mayor and City Council of The City of Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of a new zone (Century Meadows One) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2.

BACKGROUND

The Century Meadows One zone consists of a 133-lot residential development in the southeastern portion of the City of Lodi. The development is being pursued by K&W Development, LLC. This report is relative to the proposed Century Meadows One Landscape Maintenance District of the City of Lodi Consolidated Landscape Maintenance Assessment District which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Century Meadows One development is currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Century Meadows One project, when completed, will include an estimated 133 single-family residential lots.

ASSESSMENT DISTRICT AREA

The area of Century Meadows One is described as all of the property within the following assessor's parcels identified by assessor's number (APN):

<u>Book</u>	<u>Page</u>	<u>Parcel</u>
058	520	1-57
058	210	25, 27, 28

Engineer's Report Century Meadows One Page 2 of 8 November 24, 2003

A boundary map is attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Century Meadows One Landscape Maintenance District are attached to the Engineer's Report as Exhibit C. Sheet No. 1 of the assessment diagrams is a simple overall boundary map. Sheet Nos. 2 and 3 are the County Assessor's maps and are incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Century Meadows One Landscape Maintenance District shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Century Meadows One Landscape Maintenance District is created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30 or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in the District upon their completion (see Exhibit D).

1. <u>Description of Improvements for Future Development</u>

- A. A masonry wall and 13.5' wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,200 lineal feet.
- B. Street parkway trees located within the public street within the District Zone 2 boundary.
- C. Public park land area of 1.24 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

ALLOCATION OF COSTS

Assessments for the Century Meadows One Landscape Maintenance District are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the Century Meadows One recorded Final Map or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

Engineer's Report Century Meadows One Page 3 of 8 November 24, 2003

1. <u>Dwelling Unit Equivalent Factor (dueF)</u>

The dueF for each use is as follows:

A. Single-Family Residential

All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel.

B. Multiple-Family Residential

All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.

C. Commercial/Office

All parcels determined to be developed for commercial or office uses shall have the dueF factor calculated as follows:

5 dueF per acre for the first 7.5 acres

2.5 dueF per acre for the next 7.5 acres

1.25 dueF per acre for all acreage over 15 acres.

D. Other Uses

All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.

E. Zero Dwelling Unit Equivalent Factor (dueF)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

Engineer's Report Century Meadows One Page 4 of 8 November 24, 2003

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. <u>Compilation</u>

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

Engineer's Report Century Meadows One Page 5 of 8 November 24, 2003

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Unit 2, lots 56-112, and Unit 3, lots 49-55 and 113-181, in Century Meadows One shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving this subdivision has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, maintenance of walls, rebuilding damaged walls, removal of graffiti, and maintaining and replacing all sprinkler lines and heads.

Engineer's Report Century Meadows One Page 6 of 8 November 24, 2003

The annual costs estimated to be collected with the 2004-2005 taxes for the developed areas are as follows:

OPERATION OF COSTS Landscape Maintenance Repair/Replacement Water Electricity Replacement Reserve	FY 2004-05 ESTIMATED ASSESSMENT AMOUNT \$8,313.00 \$1,050.00 \$400.00 \$300.00 \$400.00	FY 2004-05 MAXIMUM ASSESSMENT <u>AMOUNT</u> \$8,313.00 \$1,050.00 \$400.00 \$300.00 \$400.00
Subtotal Landscape	\$10,463.00	\$10,463.00
Street Trees Future Park Site	\$5,410.00 \$0.00	\$5,410.00 \$12,430.00
Walls Repair/Maintenance/Graffiti Replacement Reserve Subtotal Walls	Control \$400.00 \$3,000.00 \$3,400.00	\$400.00 <u>\$3,000.00</u> \$3,400.00
Est. Subtotal Operation Costs	\$19,273.00	\$31,703.00

Engineer's Report Century Meadows One Page 7 of 8 November 24, 2003

OPERATION OF COSTS	FY 2004-05 ESTIMATED ASSESSMENT <u>AMOUNT</u>	FY 2004-05 MAXIMUM ASSESSMENT <u>AMOUNT</u>
DISTRICT ADMINISTRATION COSTS		
Annual Engineer's Report Publication City Administration Fee County Administration Fee	\$4,000.00 \$100.00 \$2,000.00 <u>\$900.00</u>	\$4,000.00 \$100.00 \$2,000.00 <u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$1,391.00	\$1,862.00
Total Estimated Revenue Required for 2004-2005 Fiscal Year	\$27,664.00	\$40,565.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2004-2005 Fiscal Year	\$27,664.00	\$40,565.00
Total dueF	133	133
Assessment per dueF	\$208.00	\$305.00
MAXIMUM ANNUAL ASSESSMENT		\$305.00

Engineer's Report Century Meadows One Page 8 of 8 November 24, 2003

ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

Assess- ment No.	APN No.	Future Lot Nos.	Owner	No. of Residential Lots	2004-2005 Est. Assessment Amount	2004-2005 Max. Annual Assessment Amount
1	058-520-1-57	Unit 2, Lots 56-112	K&W	57	\$11,856.00	\$17,385.00
			Development,			
			LLC			
2	058-210-25	Unit 3, Lots 49-55,	K&W	7	\$1,456.00	\$2,135.00
			Development,			
			LLC			
3	058-210-27, 28	Lots 113-181	K&W	69	\$14,352.00	\$21,045.00
			Development,			
			LLC			
		Total	133	\$27,664.00	\$40,565.00	

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zone 1. The proposed subdivision will yield approximately 133 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, set forth in Exhibit A.

The foregoing Engine	er's Report and the estimate of costs, as well as the Assessment Diagram and
Assessment Roll, which	h are attached hereto, are presented for your approval by resolution dated this
day of _	, 2004.

THOMPSON-HYSELL ENGINEERS Engineer of Work

BY: Michael T. Persak RCE 44908

EXHIBIT A ASSESSMENT ROLL

CENTURY MEADOWS ONE

LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2

(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972) CITY OF LODI, CA

DIAGRAM	COUNTY ASSESSOR			FY 2004-2005 ESTIMATED ASSESSMENT	FY 2004-2005 MAXIMUM ASSESSMENT
NUMBER	NUMBER	UNIT NO.	LOT NO.	AMOUNT	AMOUNT
49	058-210-25	Century Meadows One, Unit No. 3	Lot No. 49	\$208.00	\$305.00
50	058-210-25	Century Meadows One, Unit No. 3 Century Meadows One,	Lot No. 50	\$208.00	\$305.00
51	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 51	\$208.00	\$305.00
52	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 52	\$208.00	\$305.00
53	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 53	\$208.00	\$305.00
54	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 54	\$208.00	\$305.00
55	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 55	\$208.00	\$305.00
56	058-520-01	Unit No. 2 Century Meadows One,	Lot No. 56	\$208.00	\$305.00
57	058-520-02	Unit No. 2 Century Meadows One,	Lot No. 57	\$208.00	\$305.00
58	058-520-03	Unit No. 2 Century Meadows One,	Lot No. 58	\$208.00	\$305.00
59	058-520-04	Unit No. 2 Century Meadows One,	Lot No. 59	\$208.00	\$305.00
60	058-520-05	Unit No. 2 Century Meadows One,	Lot No. 60	\$208.00	\$305.00
61	058-520-06	Unit No. 2 Century Meadows One,	Lot No. 61	\$208.00	\$305.00
62	058-520-07	Unit No. 2 Century Meadows One,	Lot No. 62	\$208.00	\$305.00
63	058-520-08	Unit No. 2 Century Meadows One,	Lot No. 63	\$208.00	\$305.00
64	058-520-09	Unit No. 2 Century Meadows One,	Lot No. 64	\$208.00	\$305.00
65	058-520-10	Unit No. 2 Century Meadows One,	Lot No. 65	\$208.00	\$305.00
66	058-520-11	Unit No. 2 Century Meadows One,	Lot No. 66	\$208.00	\$305.00
67	058-520-12	Unit No. 2 Century Meadows One,	Lot No. 67	\$208.00	\$305.00
68	058-520-13	Unit No. 2 Century Meadows One,	Lot No. 68	\$208.00	\$305.00
69	058-520-14	Unit No. 2 Century Meadows One,	Lot No. 69	\$208.00	\$305.00
70	058-520-15	Unit No. 2	Lot No. 70	\$208.00	\$305.00

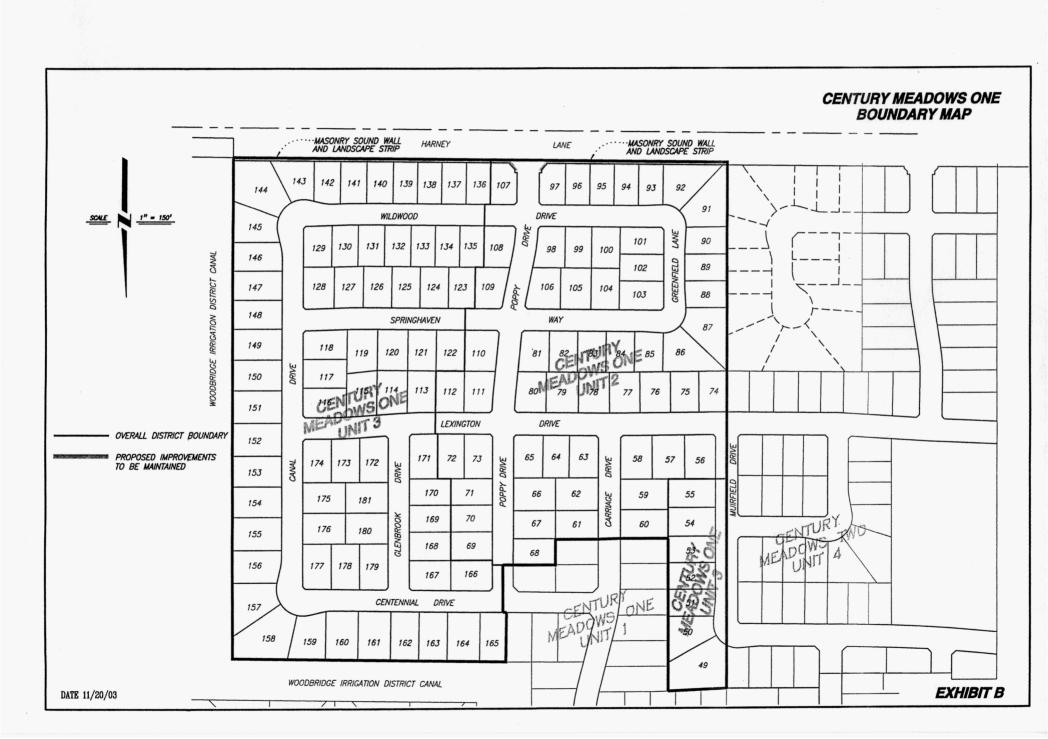
	DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
-			Century Meadows One,		7	7
	71	058-520-16	Unit No. 2 Century Meadows One,	Lot No. 71	\$208.00	\$305.00
	72	058-520-17	Unit No. 2 Century Meadows One,	Lot No. 72	\$208.00	\$305.00
	73	058-520-18	Unit No. 2 Century Meadows One,	Lot No. 73	\$208.00	\$305.00
	74	058-520-19	Unit No. 2 Century Meadows One,	Lot No. 74	\$208.00	\$305.00
	75	058-520-20	Unit No. 2 Century Meadows One,	Lot No. 75	\$208.00	\$305.00
	76	058-520-21	Unit No. 2 Century Meadows One,	Lot No. 76	\$208.00	\$305.00
	77	058-520-22	Unit No. 2 Century Meadows One,	Lot No. 77	\$208.00	\$305.00
	78	058-520-23	Unit No. 2 Century Meadows One,	Lot No. 78	\$208.00	\$305.00
	79	058-520-24	Unit No. 2 Century Meadows One,	Lot No. 79	\$208.00	\$305.00
	80	058-520-25	Unit No. 2 Century Meadows One,	Lot No. 80	\$208.00	\$305.00
	81	058-520-26	Unit No. 2 Century Meadows One,	Lot No. 81	\$208.00	\$305.00
	82	058-520-27	Unit No. 2 Century Meadows One,	Lot No. 82	\$208.00	\$305.00
	83	058-520-28	Unit No. 2 Century Meadows One,	Lot No. 83	\$208.00	\$305.00
	84	058-520-29	Unit No. 2 Century Meadows One,	Lot No. 84	\$208.00	\$305.00
	85	058-520-30	Unit No. 2 Century Meadows One,	Lot No. 85	\$208.00	\$305.00
	86	058-520-31	Unit No. 2 Century Meadows One,	Lot No. 86	\$208.00	\$305.00
	87	058-520-32	Unit No. 2 Century Meadows One,	Lot No. 87 Lot No. 88	\$208.00	\$305.00
	88 89	058-520-33 058-520-34	Unit No. 2 Century Meadows One, Unit No. 2	Lot No. 89	\$208.00 \$208.00	\$305.00 \$305.00
	90	058-520-35	Century Meadows One, Unit No. 2	Lot No. 90	\$208.00	\$305.00
	91	058-520-36	Century Meadows One, Unit No. 2	Lot No. 91	\$208.00	\$305.00
	92	058-520-37	Century Meadows One, Unit No. 2	Lot No. 92	\$208.00	\$305.00
	93	058-520-38	Century Meadows One, Unit No. 2	Lot No. 93	\$208.00	\$305.00
	94	058-520-39	Century Meadows One, Unit No. 2	Lot No. 94	\$208.00	\$305.00
	95	058-520-40	Century Meadows One, Unit No. 2	Lot No. 95	\$208.00	\$305.00
	96	058-520-41	Century Meadows One, Unit No. 2	Lot No. 96	\$208.00	\$305.00
	97	058-520-42	Century Meadows One, Unit No. 2	Lot No. 97	\$208.00	\$305.00

DIAGRAM	COUNTY ASSESSOR			FY 2004-2005 ESTIMATED ASSESSMENT	FY 2004-2005 MAXIMUM ASSESSMENT
NUMBER	NUMBER	UNIT NO.	LOT NO.	AMOUNT	AMOUNT
98	058-520-43	Century Meadows One, Unit No. 2 Century Meadows One,	Lot No. 98	\$208.00	\$305.00
99	058-520-44	Unit No. 2 Century Meadows One,	Lot No. 99	\$208.00	\$305.00
100	058-520-45	Unit No. 2 Century Meadows One,	Lot No. 100	\$208.00	\$305.00
101	058-520-46	Unit No. 2 Century Meadows One,	Lot No. 101	\$208.00	\$305.00
102	058-520-47	Unit No. 2 Century Meadows One,	Lot No. 102	\$208.00	\$305.00
103	058-520-48	Unit No. 2 Century Meadows One,	Lot No. 103	\$208.00	\$305.00
104	058-520-49	Unit No. 2 Century Meadows One,	Lot No. 104	\$208.00	\$305.00
105	058-520-50	Unit No. 2 Century Meadows One,	Lot No. 105	\$208.00	\$305.00
106	058-520-51	Unit No. 2 Century Meadows One,	Lot No. 106	\$208.00	\$305.00
107	058-520-52	Unit No. 2 Century Meadows One,	Lot No. 107	\$208.00	\$305.00
108	058-520-53	Unit No. 2 Century Meadows One,	Lot No. 108	\$208.00	\$305.00
109	058-520-54	Unit No. 2 Century Meadows One,	Lot No. 109	\$208.00	\$305.00
110	058-520-55	Unit No. 2 Century Meadows One,	Lot No. 110	\$208.00	\$305.00
111	058-520-56	Unit No. 2 Century Meadows One,	Lot No. 111	\$208.00	\$305.00
112	058-520-57	Unit No. 2 Century Meadows One,	Lot No. 112	\$208.00	\$305.00
113	058-210-27	Unit No. 3 Century Meadows One, Unit No. 3	Lot No. 113	\$208.00	\$305.00
114 115	058-210-27 058-210-27	Century Meadows One, Unit No. 3	Lot No. 114	\$208.00	\$305.00
116	058-210-27	Century Meadows One, Unit No. 3	Lot No. 115 Lot No. 116	\$208.00 \$208.00	\$305.00 \$305.00
117	058-210-27	Century Meadows One, Unit No. 3	Lot No. 117	\$208.00	\$305.00
118	058-210-27	Century Meadows One, Unit No. 3	Lot No. 118	\$208.00	\$305.00
119	058-210-27	Century Meadows One, Unit No. 3	Lot No. 119	\$208.00	\$305.00
120	058-210-27	Century Meadows One, Unit No. 3	Lot No. 120	\$208.00	\$305.00
121	058-210-27	Century Meadows One, Unit No. 3	Lot No. 121	\$208.00	\$305.00
122	058-210-27	Century Meadows One, Unit No. 3	Lot No. 122	\$208.00	\$305.00
123	058-210-27	Century Meadows One, Unit No. 3	Lot No. 123	\$208.00	\$305.00
124	058-210-27	Century Meadows One, Unit No. 3	Lot No. 124	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
HOMBER	HOMBER	Century Meadows One,	201 1101	7111100111	741100111
125	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 125	\$208.00	\$305.00
126	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 126	\$208.00	\$305.00
127	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 127	\$208.00	\$305.00
128	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 128	\$208.00	\$305.00
129	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 129	\$208.00	\$305.00
130	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 130	\$208.00	\$305.00
131	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 131	\$208.00	\$305.00
132	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 132	\$208.00	\$305.00
133	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 133	\$208.00	\$305.00
134	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 134	\$208.00	\$305.00
135	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 135	\$208.00	\$305.00
136	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 136	\$208.00	\$305.00
137	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 137	\$208.00	\$305.00
138	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 138	\$208.00	\$305.00
139 140	058-210-27 058-210-27	Unit No. 3 Century Meadows One, Unit No. 3	Lot No. 139	\$208.00	\$305.00
140	058-210-27	Century Meadows One, Unit No. 3	Lot No. 140 Lot No. 141	\$208.00 \$208.00	\$305.00 \$305.00
141	058-210-27	Century Meadows One, Unit No. 3	Lot No. 141	\$208.00	\$305.00
143	058-210-27	Century Meadows One, Unit No. 3	Lot No. 143	\$208.00	\$305.00
144	058-210-27	Century Meadows One, Unit No. 3	Lot No. 144	\$208.00	\$305.00
145	058-210-27	Century Meadows One, Unit No. 3	Lot No. 145	\$208.00	\$305.00
146	058-210-27	Century Meadows One, Unit No. 3	Lot No. 146	\$208.00	\$305.00
147	058-210-27	Century Meadows One, Unit No. 3	Lot No. 147	\$208.00	\$305.00
148	058-210-27	Century Meadows One, Unit No. 3	Lot No. 148	\$208.00	\$305.00
149	058-210-27	Century Meadows One, Unit No. 3	Lot No. 149	\$208.00	\$305.00
150	058-210-27	Century Meadows One, Unit No. 3	Lot No. 150	\$208.00	\$305.00
151	058-210-27	Century Meadows One, Unit No. 3	Lot No. 151	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
	058-210-27,	Century Meadows One,			
152	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 152	\$208.00	\$305.00
153	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 153	\$208.00	\$305.00
154	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 154	\$208.00	\$305.00
155	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 155	\$208.00	\$305.00
156	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 156	\$208.00	\$305.00
157	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 157	\$208.00	\$305.00
158	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 158	\$208.00	\$305.00
159	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 159	\$208.00	\$305.00
160	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 160	\$208.00	\$305.00
161	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 161	\$208.00	\$305.00
162	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 162	\$208.00	\$305.00
163	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 163	\$208.00	\$305.00
164	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 164	\$208.00	\$305.00
165	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 165	\$208.00	\$305.00
166	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 166	\$208.00	\$305.00
167	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 167	\$208.00	\$305.00
168	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 168	\$208.00	\$305.00
169	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 169	\$208.00	\$305.00
170	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 170	\$208.00	\$305.00
171	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 171	\$208.00	\$305.00
172	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 172	\$208.00	\$305.00
173	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 173	\$208.00	\$305.00
174	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 174	\$208.00	\$305.00
175	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 175	\$208.00	\$305.00
176	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 176	\$208.00	\$305.00
177	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 177	\$208.00	\$305.00
178	058-210-28	Unit No. 3	Lot No. 178	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
		Century Meadows One,			_
179	058-210-28	Unit No. 3	Lot No. 179	\$208.00	\$305.00
		Century Meadows One,			
180	058-210-28	Unit No. 3	Lot No. 180	\$208.00	\$305.00
		Century Meadows One,			
181	058-210-28	Unit No. 3	Lot No. 181	\$208.00	\$305.00



NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LOOI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.

2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.

WOODBRIDGE IRRIGATION DISTRICT CANAL

3. THIS ASSESSMENT DISTRICT CONTAINS 31.64 ACRES.

LEGEND:

_____ ASSESSMENT DISTRICT BOUNDARY LINE

APN 058-210-10

ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

N 00'05'39" W 1218.03'

20K PAGE PARCELS

ENL T-NY

ASSESSMENT DIAGRAM, ZONE 2
CENTURY MEADOWS ONE
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 14, T.3N., R.6E., M.D.B.&M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LOOK THIS _ CITY CLERK OF THE CITY OF LODI RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS __ SUPERINTENDENT OF STREETS OF THE CITY OF LODI FILED THIS

OF _____ O'CLOCK _____ M, IN BOOK _____ PAGE,

WAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY OF SAN JOHQUIN, STATE OF CULFORNIA. ASSESSOR-RECORDER-COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA AN ASSESSMENT WAS LEVED BY THE CITY COUNCL OF THE CITY OF LODI, COUNTY OF SAN JOADUM, STATE OF CALPERMA, ON THE PRECES AND PARCELS OF LAND SHOWN ON THE ASSESSMENT WAS LEVED ON THE SESSMENT WAS LEVED ON THE LOSSESSMENT AND LIVER RECORDED IN THE OFFICE OF THE SUPERMITHENERS OF THE CITY ON THE ONLY OF STREETS OF THE CITY ON THE SUPERMITHENERS OF STREETS AND ASSESSMENT AND LIVER ASSESSMENT ASSESSMENT AND LIVER ASSESSMENT AND LIVER ASSESSMENT AND LIVER ASSESSMENT ASSESSMENT AND LIVER ASSESSMENT A CITY CLERK OF THE CITY OF LODI EXHIBIT C

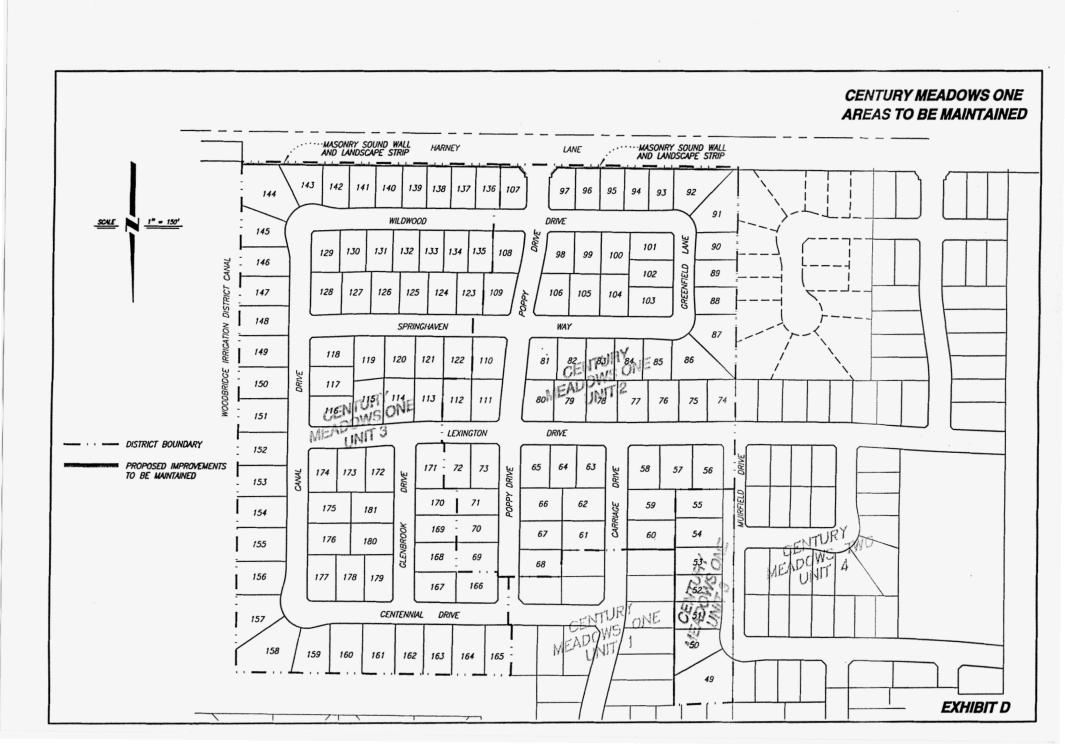
678.54 519.49 CANAL DISTRICT APN 0-27 IRRIGATION APN 0-28 WOODBRIDGE 1215.16 APN 0-22, N 00'42'31" E 89'54'21" E 120.00 105.00 63.00 N 00"05"40" W HARNEY ·N 89"54"20" E APN 0-26 105.00 CARRIAGE 88 17'51" E APN 0-00 DRIVE 55.02 N 89'54'21" E -S 0'06'30" E 517.00 058-210-25 145.00 510.59 058-210-04 DRIVE S 0'06'50" E 1280.50 APN 0-19 MEDALLION WAY

SHEET 1 OF 1



THOMPSON—HYSELL ENGINEERS A DUSSON OF THE KETH COMPANIES, INC.





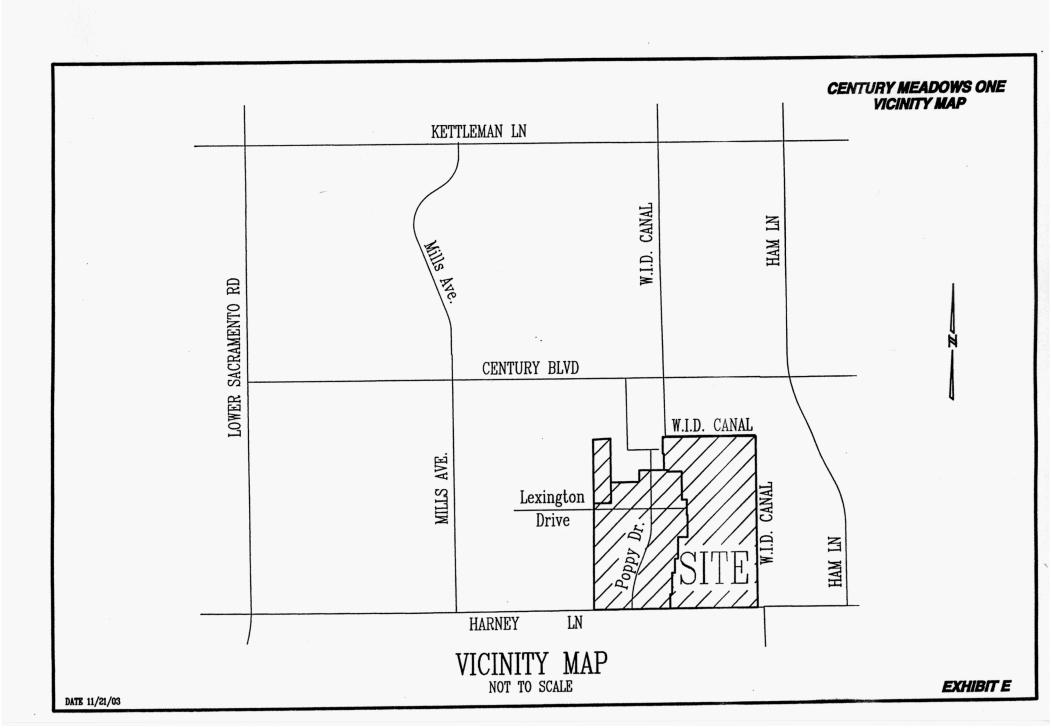


Exhibit 4
SUMMARY OF ESTIMATED DISTRICT COSTS

	FY 2004-05	FY -05
	ESTIMATED	MAXIMUM
	ASSESSMENT	ASSESSMENT
OPERATION OF COSTS	<u>AMOUNT</u>	<u>AMOUNT</u>
Landscape		
Maintenance	\$8,313.00	\$8,313.00
Repair/Replacement	\$1,050.00	\$1,050.00
Water	\$400.00	\$400.00
Electricity	\$300.00	\$300.00
Replacement Reserve	\$400.00	\$400.00
Subtotal Landscape	\$10,463.00	\$10,463.00
Street Trees	\$5,410.00	\$5,410.00
Public Park Area	\$0.00	\$12,430.00
Walls		
Repair/Maintenance/Graffiti Con	ntrol \$400.00	\$400.00
Replacement Reserve	\$3,000.00	<u>\$3,000.00</u>
Subtotal Walls	\$3,400.00	\$3,400.00
Subtotal Operation Costs	\$19,273.00	\$31,703.00
DISTRICT ADMINISTRATION COSTS		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	\$900.00	\$900.00
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$1,391.00	\$1,862.00
Total Estimated Revenue Required		
for 2004-2005 Fiscal Year	\$27,664.00	\$40,565.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment		
for 2004-2005 Fiscal Year	\$27,664.00	\$40,565.00
Total dueF	133	133
Assessment per dueF	\$208.00	\$305.00
Maximum Annual Assessment		\$305.00

EXHIBIT 5 ASSESSMENT ROLL

CENTURY MEADOWS ONE

LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2

(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972) CITY OF LODI, CA

DIAGRAM	COUNTY ASSESSOR			FY 2004-2005 ESTIMATED ASSESSMENT	FY 2004-2005 MAXIMUM ASSESSMENT
NUMBER	NUMBER	UNIT NO.	LOT NO.	AMOUNT	AMOUNT
49	058-210-25	Century Meadows One, Unit No. 3	Lot No. 49	\$208.00	\$305.00
50	058-210-25	Century Meadows One, Unit No. 3 Century Meadows One,	Lot No. 50	\$208.00	\$305.00
51	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 51	\$208.00	\$305.00
52	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 52	\$208.00	\$305.00
53	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 53	\$208.00	\$305.00
54	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 54	\$208.00	\$305.00
55	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 55	\$208.00	\$305.00
56	058-520-01	Unit No. 2 Century Meadows One,	Lot No. 56	\$208.00	\$305.00
57	058-520-02	Unit No. 2 Century Meadows One,	Lot No. 57	\$208.00	\$305.00
58	058-520-03	Unit No. 2 Century Meadows One,	Lot No. 58	\$208.00	\$305.00
59	058-520-04	Unit No. 2 Century Meadows One,	Lot No. 59	\$208.00	\$305.00
60	058-520-05	Unit No. 2 Century Meadows One,	Lot No. 60	\$208.00	\$305.00
61	058-520-06	Unit No. 2 Century Meadows One,	Lot No. 61	\$208.00	\$305.00
62	058-520-07	Unit No. 2 Century Meadows One,	Lot No. 62	\$208.00	\$305.00
63	058-520-08	Unit No. 2 Century Meadows One,	Lot No. 63	\$208.00	\$305.00
64	058-520-09	Unit No. 2 Century Meadows One,	Lot No. 64	\$208.00	\$305.00
65	058-520-10	Unit No. 2 Century Meadows One,	Lot No. 65	\$208.00	\$305.00
66	058-520-11	Unit No. 2 Century Meadows One,	Lot No. 66	\$208.00	\$305.00
67	058-520-12	Unit No. 2 Century Meadows One,	Lot No. 67	\$208.00	\$305.00
68	058-520-13	Unit No. 2 Century Meadows One,	Lot No. 68	\$208.00	\$305.00
69	058-520-14	Unit No. 2 Century Meadows One,	Lot No. 69	\$208.00	\$305.00
70	058-520-15	Unit No. 2	Lot No. 70	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
HOMBER	HOMBER	Century Meadows One,	LOT NO.	AMOUNT	Amount
71	058-520-16	Unit No. 2 Century Meadows One,	Lot No. 71	\$208.00	\$305.00
72	058-520-17	Unit No. 2 Century Meadows One,	Lot No. 72	\$208.00	\$305.00
73	058-520-18	Unit No. 2 Century Meadows One,	Lot No. 73	\$208.00	\$305.00
74	058-520-19	Unit No. 2 Century Meadows One,	Lot No. 74	\$208.00	\$305.00
75	058-520-20	Unit No. 2 Century Meadows One,	Lot No. 75	\$208.00	\$305.00
76	058-520-21	Unit No. 2 Century Meadows One,	Lot No. 76	\$208.00	\$305.00
77	058-520-22	Unit No. 2 Century Meadows One,	Lot No. 77	\$208.00	\$305.00
78	058-520-23	Unit No. 2 Century Meadows One,	Lot No. 78	\$208.00	\$305.00
79	058-520-24	Unit No. 2 Century Meadows One,	Lot No. 79	\$208.00	\$305.00
80	058-520-25	Unit No. 2 Century Meadows One,	Lot No. 80	\$208.00	\$305.00
81	058-520-26	Unit No. 2 Century Meadows One,	Lot No. 81	\$208.00	\$305.00
82	058-520-27	Unit No. 2 Century Meadows One,	Lot No. 82	\$208.00	\$305.00
83	058-520-28	Unit No. 2 Century Meadows One,	Lot No. 83	\$208.00	\$305.00
84	058-520-29	Unit No. 2 Century Meadows One,	Lot No. 84	\$208.00	\$305.00
85	058-520-30	Unit No. 2 Century Meadows One,	Lot No. 85	\$208.00	\$305.00
86 87	058-520-31 058-520-32	Unit No. 2 Century Meadows One, Unit No. 2	Lot No. 86 Lot No. 87	\$208.00 \$208.00	\$305.00 \$305.00
88	058-520-33	Century Meadows One, Unit No. 2	Lot No. 88	\$208.00	\$305.00
89	058-520-34	Century Meadows One, Unit No. 2	Lot No. 89	\$208.00	\$305.00
90	058-520-35	Century Meadows One, Unit No. 2	Lot No. 90	\$208.00	\$305.00
91	058-520-36	Century Meadows One, Unit No. 2	Lot No. 91	\$208.00	\$305.00
92	058-520-37	Century Meadows One, Unit No. 2	Lot No. 92	\$208.00	\$305.00
93	058-520-38	Century Meadows One, Unit No. 2	Lot No. 93	\$208.00	\$305.00
94	058-520-39	Century Meadows One, Unit No. 2	Lot No. 94	\$208.00	\$305.00
95	058-520-40	Century Meadows One, Unit No. 2	Lot No. 95	\$208.00	\$305.00
96	058-520-41	Century Meadows One, Unit No. 2	Lot No. 96	\$208.00	\$305.00
97	058-520-42	Century Meadows One, Unit No. 2	Lot No. 97	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
HOWIDER	HOMBER	Century Meadows One,	LOT NO.	AMOUNT	AMOUNT
98	058-520-43	Unit No. 2 Century Meadows One,	Lot No. 98	\$208.00	\$305.00
99	058-520-44	Unit No. 2 Century Meadows One,	Lot No. 99	\$208.00	\$305.00
100	058-520-45	Unit No. 2 Century Meadows One,	Lot No. 100	\$208.00	\$305.00
101	058-520-46	Unit No. 2 Century Meadows One,	Lot No. 101	\$208.00	\$305.00
102	058-520-47	Unit No. 2 Century Meadows One,	Lot No. 102	\$208.00	\$305.00
103	058-520-48	Unit No. 2 Century Meadows One,	Lot No. 103	\$208.00	\$305.00
104	058-520-49	Unit No. 2 Century Meadows One,	Lot No. 104	\$208.00	\$305.00
105	058-520-50	Unit No. 2 Century Meadows One,	Lot No. 105	\$208.00	\$305.00
106	058-520-51	Unit No. 2 Century Meadows One,	Lot No. 106	\$208.00	\$305.00
107	058-520-52	Unit No. 2 Century Meadows One,	Lot No. 107	\$208.00	\$305.00
108 109	058-520-53 058-520-54	Unit No. 2 Century Meadows One, Unit No. 2	Lot No. 108 Lot No. 109	\$208.00	\$305.00
110	058-520-55	Century Meadows One, Unit No. 2	Lot No. 110	\$208.00 \$208.00	\$305.00 \$305.00
111	058-520-56	Century Meadows One, Unit No. 2	Lot No. 111	\$208.00	\$305.00
112	058-520-57	Century Meadows One, Unit No. 2	Lot No. 112	\$208.00	\$305.00
113	058-210-27	Century Meadows One, Unit No. 3	Lot No. 113	\$208.00	\$305.00
114	058-210-27	Century Meadows One, Unit No. 3	Lot No. 114	\$208.00	\$305.00
115	058-210-27	Century Meadows One, Unit No. 3	Lot No. 115	\$208.00	\$305.00
116	058-210-27	Century Meadows One, Unit No. 3	Lot No. 116	\$208.00	\$305.00
117	058-210-27	Century Meadows One, Unit No. 3	Lot No. 117	\$208.00	\$305.00
118	058-210-27	Century Meadows One, Unit No. 3 Century Meadows One,	Lot No. 118	\$208.00	\$305.00
119	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 119	\$208.00	\$305.00
120	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 120	\$208.00	\$305.00
121	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 121	\$208.00	\$305.00
122	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 122	\$208.00	\$305.00
123	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 123	\$208.00	\$305.00
124	058-210-27	Unit No. 3	Lot No. 124	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
		Century Meadows One,		7	7
125	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 125	\$208.00	\$305.00
126	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 126	\$208.00	\$305.00
127	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 127	\$208.00	\$305.00
128	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 128	\$208.00	\$305.00
129	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 129	\$208.00	\$305.00
130	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 130	\$208.00	\$305.00
131	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 131	\$208.00	\$305.00
132	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 132	\$208.00	\$305.00
133	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 133	\$208.00	\$305.00
134	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 134	\$208.00	\$305.00
135	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 135	\$208.00	\$305.00
136	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 136	\$208.00	\$305.00
137	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 137	\$208.00	\$305.00
138	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 138	\$208.00	\$305.00
139	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 139	\$208.00	\$305.00
140	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 140	\$208.00	\$305.00
141	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 141	\$208.00	\$305.00
142	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 142	\$208.00	\$305.00
143	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 143	\$208.00	\$305.00
144	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 144	\$208.00	\$305.00
145	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 145	\$208.00	\$305.00
146	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 146	\$208.00	\$305.00
147	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 147	\$208.00	\$305.00
148	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 148	\$208.00	\$305.00
149	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 149	\$208.00	\$305.00
150	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 150	\$208.00	\$305.00
151	058-210-27	Unit No. 3	Lot No. 151	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
	058-210-27,	Century Meadows One,			
152	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 152	\$208.00	\$305.00
153	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 153	\$208.00	\$305.00
154	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 154	\$208.00	\$305.00
155	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 155	\$208.00	\$305.00
156	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 156	\$208.00	\$305.00
157	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 157	\$208.00	\$305.00
158	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 158	\$208.00	\$305.00
159	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 159	\$208.00	\$305.00
160	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 160	\$208.00	\$305.00
161	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 161	\$208.00	\$305.00
162	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 162	\$208.00	\$305.00
163	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 163	\$208.00	\$305.00
164	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 164	\$208.00	\$305.00
165	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 165	\$208.00	\$305.00
166	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 166	\$208.00	\$305.00
167	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 167	\$208.00	\$305.00
168	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 168	\$208.00	\$305.00
169	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 169	\$208.00	\$305.00
170	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 170	\$208.00	\$305.00
171	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 171	\$208.00	\$305.00
172	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 172	\$208.00	\$305.00
173	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 173	\$208.00	\$305.00
174	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 174	\$208.00	\$305.00
175	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 175	\$208.00	\$305.00
176	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 176	\$208.00	\$305.00
177	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 177	\$208.00	\$305.00
178	058-210-28	Unit No. 3	Lot No. 178	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
		Century Meadows One,			
179	058-210-28	Unit No. 3	Lot No. 179	\$208.00	\$305.00
		Century Meadows One,			
180	058-210-28	Unit No. 3	Lot No. 180	\$208.00	\$305.00
		Century Meadows One,			
181	058-210-28	Unit No. 3	Lot No. 181	\$208.00	\$305.00

RESOLUTION NO. 2003-226

A RESOLUTION OF THE LODI CITY COUNCIL MAKING PRELIMINARY
DETERMINATION TO ANNEX TERRITORY TO A MAINTENANCE ASSESSMENT
DISTRICT, TO FORM A ZONE, TO LEVY AN ANNUAL ASSESSMENT FOR COSTS
INCURRED AND PRELIMINARY APPROVAL OF ENGINEER'S REPORT

CENTURY MEADOWS ONE-ZONE 2 LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 (LANDSCAPING AND LIGHTING ACT OF 1972)

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

- 1. The City Council proposes to annex territory to an existing assessment district, to form a Zone, and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code, Section 22500, et seq.) (the "Act").
- 2. The improvements to be installed and/or maintained in the territory to be annexed are generally described in Exhibit A attached hereto and incorporated herein as though set out in full.
- 3. The territory to be annexed shall be known as Century Meadows One-Zone 2, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California. The territory to be annexed Century Meadows One, Units 2 and 3, a residential area comprising 133 lots, eastern and northeastern boundary borders along the south and west side of Woodbridge Irrigation District Canal. The southern boundary is the north side of Harney Lane from the canal west. The westerly boundary runs north from Harney Lane through the center of Murifield Drive along Century Meadows Two Unit 4 and borders Century Meadows One Unit 1 to the north in the City of Lodi, California.
- 4. Thompson-Hysell Engineering, a division of The Keith Companies, Inc., of Modesto, California, is hereby directed to prepare and file a report in accordance with Article 4 (commencing with Section 22565 of Chapter 1 of Streets and Highways Code.)
- 5. Thompson-Hysell Engineering, a division of The Keith Companies, Inc., designated engineer, in accordance with the City Council's directive herein, has filed with the City Clerk the Report required by the Act which Report is hereby preliminarily approved.

Dated: December 3, 2003

I hereby certify that Resolution No. 2003-226 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 3, 2003, by the following vote:

AYES:

COUNCIL MEMBERS - Beckman, Hansen, Howard, Land, and Mayor Hitchcock

NOES:

COUNCIL MEMBERS - None

ABSENT:

COUNCIL MEMBERS - None

ABSTAIN:

COUNCIL MEMBERS - None

SUSAN J. BLACKSTON

8. Theho

City Clerk

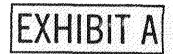


EXHIBIT 1

Description of Improvements to be maintained for Century Meadows One Units 2 & 3

- A. A masonry wall and 13.5 feet wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,661 lineal feet.
- B. Street parkway trees located within the public streets within the Zone 2 boundary.
- C. Public park land area of 0.820 acres in size equivalent to the current level of service standard for park area within the City of Lodi of 3.5 acres per thousand persons served.

Exhibit 2

City of Lodi LLD

Century Meadows One, Zone 2

Landscape Maintenance Assessment District Annexation and Zone 2 Budget Election

Time Table

Date Activity/Tasks Distribution of preliminary draft November 21, 2003 Engineer's Report **Initial Resolutions to City** November 21, 2003 Council Communication, Finalized Engineer's Report City Council Meeting to: December 3, 2003 Resolution of Preliminary Determination to Annex to Consolidated District, Form Zone 2 Resolution of Intention (sets Public Hearing and date of Election on January 21, 2004) December 8, 2003 Last day to Mail Notice and Ballot January 9, 2004 Resolutions to City Approve Engineer's Report Annex to Consolidated District, Form Zone 2 Tally vote/Declare results **Council Communication** January 21, 2004 Last day to receive Ballots City Council meeting to: January 21, 2004 Public Hearing/Tally vote/Declare results

Annex to Consolidated District, Zone 2

ENGINEER'S REPORT CENTURY MEADOWS ONE LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2 (PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972) CITY OF LODI

FISCAL YEAR 2004-2005

PREPARED BY:

Thompson-Hysell Engineers, a division of The Keith Companies, Inc. 1016 12th Street Modesto, CA 95354

NOVEMBER 2003

ANNUAL ENGINEER'S REPORT FOR THE 2004-2005 FISCAL YEAR

CENTURY MEADOWS ONE LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2 CITY OF LODI

(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the encl	losed annual report as directed by the City Council.
DATED:, 2004.	
	Thompson-Hysell Engineers Engineer of Work
BY;	
	Michael T. Persak RCE 44908
	ual Engineer's Report, together with Boundary Map, attached, was filed with me on theday of
San Joaquin	, City Clerk, City of Lodi County, California
	BY:
	ual Engineer's Report together with Assessment and broved and confirmed by the City Council of the City, 2004.
	, City Clerk, City of Lodi
San Joaquin	County, California
	BY:
	ual Engineer's Report together with Assessment and ed with the Auditor of the County of San Joaquin on, 2004.
	, City Clerk, City of Lodi
San Joaquin	County, California

BY:

The Honorable Mayor and City Council of The City of Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of a new zone (Century Meadows One) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2.

BACKGROUND

The Century Meadows One zone consists of a 133-lot residential development in the southeastern portion of the City of Lodi. The development is being pursued by K&W Development, LLC. This report is relative to the proposed Century Meadows One Landscape Maintenance District of the City of Lodi Consolidated Landscape Maintenance Assessment District which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Century Meadows One development is currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Century Meadows One project, when completed, will include an estimated 133 single-family residential lots.

ASSESSMENT DISTRICT AREA

The area of Century Meadows One is described as all of the property within the following assessor's parcels identified by assessor's number (APN):

<u>Book</u>	<u>Page</u>	Parcel
058	520	1-57
058	210	25, 27, 28

Engineer's Report Century Meadows One Page 2 of 8 November 24, 2003

A boundary map is attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Century Meadows One Landscape Maintenance District are attached to the Engineer's Report as Exhibit C. Sheet No. 1 of the assessment diagrams is a simple overall boundary map. Sheet Nos. 2 and 3 are the County Assessor's maps and are incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Century Meadows One Landscape Maintenance District shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Century Meadows One Landscape Maintenance District is created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30 or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in the District upon their completion (see Exhibit D).

1. Description of Improvements for Future Development

- A. A masonry wall and 13.5' wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,200 lineal feet.
- B. Street parkway trees located within the public street within the District Zone 2 boundary.
- C. Public park land area of 1.24 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

ALLOCATION OF COSTS

Assessments for the Century Meadows One Landscape Maintenance District are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the Century Meadows One recorded Final Map or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

Engineer's Report Century Meadows One Page 3 of 8 November 24, 2003

1. <u>Dwelling Unit Equivalent Factor (dueF)</u>

The dueF for each use is as follows:

A. Single-Family Residential

All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel.

B. Multiple-Family Residential

All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.

C. Commercial/Office

All parcels determined to be developed for commercial or office uses shall have the dueF factor calculated as follows:

5 dueF per acre for the first 7.5 acres

2.5 dueF per acre for the next 7.5 acres

1.25 dueF per acre for all acreage over 15 acres.

D. Other Uses

All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.

E. Zero Dwelling Unit Equivalent Factor (dueF)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

Engineer's Report Century Meadows One Page 4 of 8 November 24, 2003

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

Engineer's Report Century Meadows One Page 5 of 8 November 24, 2003

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Unit 2, lots 56-112, and Unit 3, lots 49-55 and 113-181, in Century Meadows One shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving this subdivision has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, maintenance of walls, rebuilding damaged walls, removal of graffiti, and maintaining and replacing all sprinkler lines and heads.

Engineer's Report Century Meadows One Page 6 of 8 November 24, 2003

The annual costs estimated to be collected with the 2004-2005 taxes for the developed areas are as follows:

Est. Subtotal Operation Costs	\$19,273.00	\$31,703.00
Subtotal Walls	\$3,400.00	\$3,400.00
Replacement Reserve	<u>\$3,000.00</u>	<u>\$3,000.00</u>
Repair/Maintenance/Graffiti C	ontrol \$400.00	\$400.00
Walls		•
Future Park Site	\$0.00	\$12,430.00
Street Trees	\$5,410.00	\$5,410.00
Subtotal Landscape	\$10,463.00	\$10,463.00
Replacement Reserve	<u>\$400.00</u>	<u>\$400.00</u>
Electricity	\$300.00	\$300.00
Water	\$400.00	\$400.00
Repair/Replacement	\$1,050.00	\$1,050.00
Maintenance	\$8,313.00	\$8,313.00
Landscape	material control and a physical principal squarements of equipment of passes and	mental, user, and the first of
OPERATION OF COSTS	AMOUNT	AMOUNT
	ASSESSMENT	ASSESSMENT
	ESTIMATED	MAXIMUM
	FY 2004-05	FY 2004-05

Engineer's Report Century Meadows One Page 7 of 8 November 24, 2003

OPERATION OF COSTS	FY 2004-05 ESTIMATED ASSESSMENT <u>AMOUNT</u>	FY 2004-05 MAXIMUM ASSESSMENT <u>AMOUNT</u>
DISTRICT ADMINISTRATION COSTS		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$1,391.00	\$1,862.00
Total Estimated Revenue Required for 2004-2005 Fiscal Year	\$27,664.00	\$40,565.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2004-2005 Fiscal Year	\$27,664.00	\$40,565.00
Total dueF	133	133
Assessment per dueF	\$208.00	\$305.00
MAXIMUM ANNUAL ASSESSMENT		\$305.00

Engineer's Report Century Meadows One Page 8 of 8 November 24, 2003

ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

Assess- ment No.	APN No.	Future Lot Nos.	Owner	No. of Residential Lots	2004-2005 Est. Assessment Amount	2004-2005 Max. Annual Assessment Amount
1	058-520-1-57	Unit 2, Lots 56-112	K&W Development, LLC	57	\$11,856.00	\$17,385.00
2	058-210-25	Unit 3, Lots 49-55,	K&W Development, LLC	.7	\$1,456.00	\$2,135.00
3	058-210-27, 28	Lots 113-181	K&W Development, LLC	69	\$14,352.00	\$21,045.00
		Total		133	\$27,664.00	\$40,565.00

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zone 1. The proposed subdivision will yield approximately 133 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, set forth in Exhibit A.

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram a	nd
Assessment Roll, which are attached hereto, are presented for your approval by resolution dated the	his
day of, 2004.	

THOMPSON-HYSELL ENGINEERS Engineer of Work

BY: Michael T. Persak RCE 44908

EXHIBIT A ASSESSMENT ROLL

CENTURY MEADOWS ONE LODI CONSOLIDATED LANDSCAPE MAINTENANCE

ASSESSMENT DISTRICT NO. 2

(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM	COUNTY ASSESSOR			FY 2004-2005 ESTIMATED ASSESSMENT	FY 2004-2005 MAXIMUM ASSESSMENT
NUMBER	NUMBER	UNIT NO.	LOT NO.	AMOUNT	AMOUNT
49	058-210-25	Century Meadows One, Unit No. 3 Century Meadows One,	Lot No. 49	\$208.00	\$305.00
50	058-210-25	Unit No. 3	Lot No. 50	\$208.00	\$305.00
51	058-210-25	Century Meadows One, Unit No. 3	Lot No. 51	\$208.00	\$305.00
52	058-210-25	Century Meadows One, Unit No. 3	Lot No. 52	\$208.00	\$305.00
53	058-210-25	Century Meadows One, Unit No. 3	Lot No. 53	\$208.00	\$305.00
54	058-210-25	Century Meadows One, Unit No. 3	Lot No. 54	\$208.00	\$305.00
55	058-210-25	Century Meadows One, Unit No. 3	Lot No. 55	\$208.00	\$305.00
56	058-520-01	Century Meadows One, Unit No. 2	Lot No. 56	\$208.00	\$305.00
57	058-520-02	Century Meadows One, Unit No. 2	Lot No. 57	\$208.00	\$305.00
58	058-520-03	Century Meadows One, Unit No. 2	Lot No. 58	\$208.00	\$305.00
59	058-520-04	Century Meadows One, Unit No. 2	Lot No. 59	\$208.00	\$305.00
60	058-520-05	Century Meadows One, Unit No. 2	Lot No. 60	\$208.00	\$305.00
61	058-520-06	Century Meadows One, Unit No. 2	Lot No. 61	\$208.00	\$305.00
62	058-520-07	Century Meadows One, Unit No. 2 Century Meadows One,	Lot No. 62	\$208.00	\$305.00
63	058-520-08	Unit No. 2 Century Meadows One,	Lot No. 63	\$208.00	\$305.00
64	058-520-09	Unit No. 2	Lot No. 64	\$208.00	\$305.00
65	058-520-10	Century Meadows One, Unit No. 2	Lot No. 65	\$208.00	\$305.00
66	058-520-11	Century Meadows One, Unit No. 2	Lot No. 66	\$208.00	\$305:00
67	058-520-12	Century Meadows One, Unit No. 2	Lot No. 67	\$208.00	\$305.00
68	058-520-13	Century Meadows One, Unit No. 2 Century Meadows One,	Lot No. 68	\$208.00	\$305.00
69	058-520-14	Unit No. 2	Lot No. 69	\$208.00	\$305.00
70	058-520-15	Century Meadows One, Unit No. 2	Lot No. 70	\$208.00	\$305.00

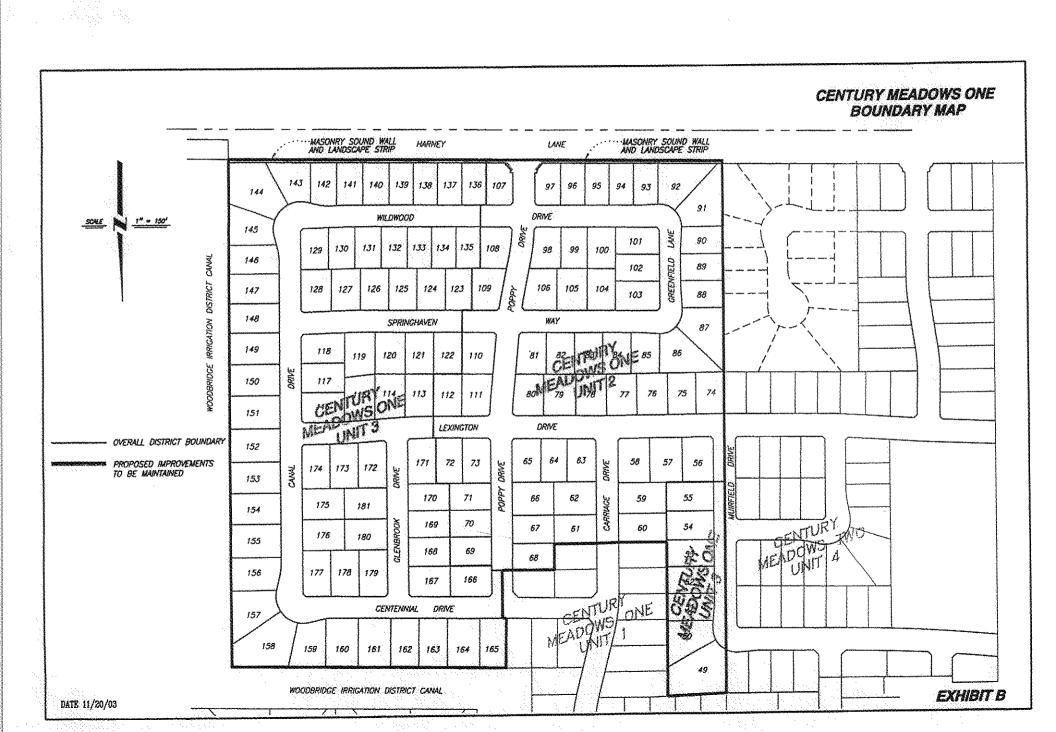
DIAGRAM	COUNTY ASSESSOR			FY 2004-2005 ESTIMATED ASSESSMENT	FY 2004-2005 MAXIMUM ASSESSMENT
NUMBER	NUMBER	UNIT NO.	LOT NO.	AMOUNT	AMOUNT
71	058-520-16	Century Meadows One, Unit No. 2 Century Meadows One,	Lot No. 71	\$208.00	\$305.00
72	058-520-17	Unit No. 2 Century Meadows One,	Lot No. 72	\$208.00	\$305.00
73	058-520-18	Unit No. 2 Century Meadows One,	Lot No. 73	\$208.00	\$305.00
74	058-520-19	Unit No. 2 Century Meadows One,	Lot No. 74	\$208.00	\$305.00
75	058-520-20	Unit No. 2 Century Meadows One,	Lot No. 75	\$208.00	\$305.00
76	058-520-21	Unit No. 2 Century Meadows One,	Lot No. 76	\$208.00	\$305.00
77	058-520-22	Unit No. 2 Century Meadows One,	Lot No. 77	\$208.00	\$305.00
78	058-520-23	Unit No. 2 Century Meadows One,	Lot No. 78	\$208.00	\$305.00
79	058-520-24	Unit No. 2 Century Meadows One,	Lot No. 79	\$208.00	\$305.00
80	058-520-25	Unit No. 2 Century Meadows One,	Lot No. 80	\$208.00	\$305.00
81	058-520-26	Unit No. 2 Century Meadows One,	Lot No. 81	\$208.00	\$305:00
82	058-520-27	Unit No. 2 Century Meadows One,	Lot No. 82	\$208.00	\$305.00
83	058-520-28	Unit No. 2 Century Meadows One,	Lot No. 83	\$208.00	\$305.00
84	058-520-29	Unit No. 2 Century Meadows One,	Lot No. 84	\$208.00	\$305.00
85	058-520-30	Unit No. 2 Century Meadows One,	Lot No. 85	\$208.00	\$305.00
86	058-520-31	Unit No. 2 Century Meadows One,	Lot No. 86	\$208.00	\$305.00
87	058-520-32	Unit No. 2 Century Meadows One,	Lot No. 87	\$208.00	\$305.00
88	058-520-33	Unit No. 2 Century Meadows One,	Lot No. 88	\$208.00	\$305.00
89	058-520-34	Unit No. 2 Century Meadows One,	Lot No. 89	\$208.00	\$305.00
90	058-520-35	Unit No. 2 Century Meadows One,	Lot No. 90	\$208.00	\$305.00
91	058-520-36	Unit No. 2 Century Meadows One,	Lot No. 91	\$208.00	\$305.00
92	058-520-37	Unit No. 2 Century Meadows One,	Lot No. 92	\$208.00	\$305.00
93	058-520-38	Unit No. 2 Century Meadows One,	Lot No. 93	\$208.00	\$305.00
94	058-520-39	Unit No. 2 Century Meadows One,	Lot No. 94	\$208.00	\$305.00
95	058-520-40	Unit No. 2 Century Meadows One,	Lot No. 95	\$208.00	\$305.00
96	058-520-41	Unit No. 2 Century Meadows One,	Lot No. 96	\$208.00	\$305.00
97	058-520-42	Unit No. 2	Lot No. 97	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
***************************************	takini ya angani an	Century Meadows One,	AND THE PERSON NAMED IN COLUMN TO TH		***************************************
98	058-520-43	Unit No. 2 Century Meadows One,	Lot No. 98	\$208.00	\$305.00
99	058-520-44	Unit No. 2 Century Meadows One,	Lot No. 99	\$208.00	\$305.00
100	058-520-45	Unit No. 2 Century Meadows One,	Lot No. 100	\$208.00	\$305.00
101	058-520-46	Unit No. 2 Century Meadows One,	Lot No. 101	\$208.00	\$305.00
102	058-520-47	Unit No. 2 Century Meadows One,	Lot No. 102	\$208.00	\$305.00
103	058-520-48	Unit No. 2 Century Meadows One,	Lot No. 103	\$208.00	\$305.00
104	058-520-49	Unit No. 2 Century Meadows One,	Lot No. 104	\$208.00	\$305.00
105	058-520-50	Unit No. 2 Century Meadows One,	Lot No. 105	\$208.00	\$305.00
106	058-520-51	Unit No. 2 Century Meadows One,	Lot No. 106	\$208.00	\$305.00
107	058-520-52	Unit No. 2 Century Meadows One,	Lot No. 107	\$208.00	\$305.00
108	058-520-53	Unit No. 2 Century Meadows One,	Lot No. 108	\$208.00	\$305.00
109	058-520-54	Unit No. 2 Century Meadows One, Unit No. 2	Lot No. 109 Lot No. 110	\$208.00 \$208.00	\$305.00 \$305.00
110 111	058-520-55 058-520-56	Century Meadows One, Unit No. 2	Lot No. 111	\$208.00	\$305.00
112	058-520-57	Century Meadows One, Unit No. 2	Lot No. 112	\$208.00	\$305.00
113	058-210-27	Century Meadows One, Unit No. 3	Lot No. 113	\$208.00	\$305.00
114	058-210-27	Century Meadows One, Unit No. 3	Lot No. 114	\$208.00	\$305.00
115	058-210-27	Century Meadows One, Unit No. 3	Lot No. 115	\$208.00	\$305.00
116	058-210-27	Century Meadows One, Unit No. 3	Lot No. 116	\$208.00	\$305.00
117	058-210-27	Century Meadows One, Unit No. 3	Lot No. 117	\$208.00	\$305.00
118	058-210-27	Century Meadows One, Unit No. 3	Lot No. 118	\$208.00	\$305.00
119	058-210-27	Century Meadows One, Unit No. 3 Century Meadows One,	Lot No. 119	\$208.00	\$305.00
120	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 120	\$208.00	\$305.00
121	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 121	\$208.00	\$305.00
122	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 122	\$208.00	\$305.00
123	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 123	\$208,00	\$305.00
124	058-210-27	Unit No. 3	Lot No. 124	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
***************************************		Century Meadows One,	**************************************		CHARLES AND
125	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 125	\$208.00	\$305.00
126	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 126	\$208.00	\$305.00
127	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 127	\$208.00	\$305.00
128	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 128	\$208.00	\$305.00
129	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 129	\$208.00	\$305.00
130	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 130	\$208.00	\$305,00
131	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 131	\$208.00	\$305,00
132	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 132	\$208.00	\$305.00
133	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 133	\$208.00	\$305.00
134	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 134	\$208.00	\$305.00
135	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 135	\$208.00	\$305.00
136	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 136	\$208.00	\$305.00
137	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 137	\$208.00	\$305.00
138 139	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 138	\$208.00	\$305.00
140	058-210-27 058-210-27	Unit No. 3 Century Meadows One, Unit No. 3	Lot No. 139 Lot No. 140	\$208.00 \$208.00	\$305:00 \$305.00
141	058-210-27	Century Meadows One, Unit No. 3	Lot No. 141	\$208.00	\$305.00
142	058-210-27	Century Meadows One, Unit No. 3	Lot No. 142	\$208.00	\$305.00
143	058-210-27	Century Meadows One, Unit No. 3	Lot No. 143	\$208.00	\$305.00
144	058-210-27	Century Meadows One, Unit No. 3	Lot No. 144	\$208.00	\$305.00
145	058-210-27	Century Meadows One, Unit No. 3	Lot No. 145	\$208.00	\$305.00
146	058-210-27	Century Meadows One, Unit No. 3	Lot No. 146	\$208.00	\$305.00
147	058-210-27	Century Meadows One, Unit No. 3	Lot No. 147	\$208.00	\$305.00
148	058-210-27	Century Meadows One, Unit No. 3 Century Meadows One,	Lot No. 148	\$208.00	\$305.00
149	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 149	\$208.00	\$305.00
150	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 150	\$208.00	\$305.00
151	058-210-27	Unit No. 3	Lot No. 151	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	ÚNÍT NO:	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
and an activity of the second	058-210-27,	Century Meadows One,	AND THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF TH	American de la seguita de frança de la seguita de la s	
152	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 152	\$208.00	\$305.00
153	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 153	\$208.00	\$305.00
154	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 154	\$208.00	\$305.00
155	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 155	\$208.00	\$305.00
156	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 156	\$208.00	\$305:00
157	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 157	\$208.00	\$305,00
158	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 158	\$208.00	\$305.00
159	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 159	\$208.00	\$305.00
160	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 160	\$208.00	\$305.00
161	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 161	\$208.00	\$305.00
162	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 162	\$208.00	\$305.00
163	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 163	\$208.00	\$305.00
164	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 164	\$208.00	\$305.00
165	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 165	\$208.00	\$305.00
166	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 166	\$208.00	\$305.00
167	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 167	\$208.00	\$305.00
168	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 168	\$208.00	\$305.00
169 170	058-210-28 058-210-28	Unit No. 3 Century Meadows One, Unit No. 3	Lot No. 169 Lot No. 170	\$208.00 \$208.00	\$305.00 \$305.00
171	058-210-28	Century Meadows One, Unit No. 3	Lot No. 171	\$208.00	\$305.00
171	058-210-28	Century Meadows One, Unit No. 3	Lot No. 172	\$208.00	\$305.00
172	058-210-28	Century Meadows One, Unit No. 3	Lot No. 172	\$208.00	\$305.00
174	058-210-28	Century Meadows One, Unit No. 3	Lot No. 174	\$208.00	\$305.00
175	058-210-28	Century Meadows One, Unit No. 3	Lot No. 175	\$208.00	\$305.00
176	058-210-28	Century Meadows One, Unit No. 3	Lot No. 176	\$208.00	\$305.00
177	058-210-28	Century Meadows One, Unit No. 3	Lot No. 177	\$208.00	\$305.00
178	058-210-28	Century Meadows One, Unit No. 3	Lot No. 178	\$208.00	\$305.00

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NOTES:

1. ASSESSED APRI OUT TO UND LOCATED WITH
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ACCESSED S PARKETS.

2. THE MAY WE COMPLET FROM THE RECORD PATRICULAR AND SERVICE FOR RECOLD OF A FIELD SURFER.

1 THE ASSESSMENT DISTRICT CONTAINS JUST ACRES

LEGENO:

ASSESSMENT DETRICT BOLACULT LINE
 ASSESSMENT DETRICT PARCEL MARRON

ASSESSMENT DIAGRAM INDEX

NEDDITER DIAGRAM HAVEX

ASSESSMENT DIAGRAM, ZONE 2
CENTURY MEADOWS ONE
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST OUARTER OF SECTION 14, T.3N., R.6E., M.O.B.&M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

PLES IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LOOK THES
जार वहत्र के हिंद कार के Loo
PECONOD IN THE OFFICE OF THE SUPERMITENDENT OF STREETS THIS
RESENTATION OF STREETS OF THE CITY OF LCCI
FLED THE COUNTY OF SHE COUNTY OF SHE JOACHE, STATE OF CHAPTERS, THE COUNTY RECORDER OF THE COUNTY OF SHE JOACHE, STATE OF CHAPTERS,
ASSESSION - PRESIDENT CLERK OF SAM JOHOLM COUNTY, CHEFORMA
M ASSESSMENT WAS LEVEL BY THE CITY COUNCY, OF THE CITY OF LOD, COUNTY OF SAN JOURN, STATE OF CHATCHAN, ON THE PRICES AND PARCELS OF UND SHOWN ON THE ASSESSMENT BACKHAIT. THE ASSESSMENT BACKHAIT WAS LEVEL. TO A THE COUNTY OF THE SHOWN AND THE ASSESSMENT ROLL PRICE PROTECTION TO THE ASSESSMENT FOUND OF THE SHOWN AND THE ASSESSMENT FOUND OF THE SHOWN AND THE COUNTY OF THE COUNTY O
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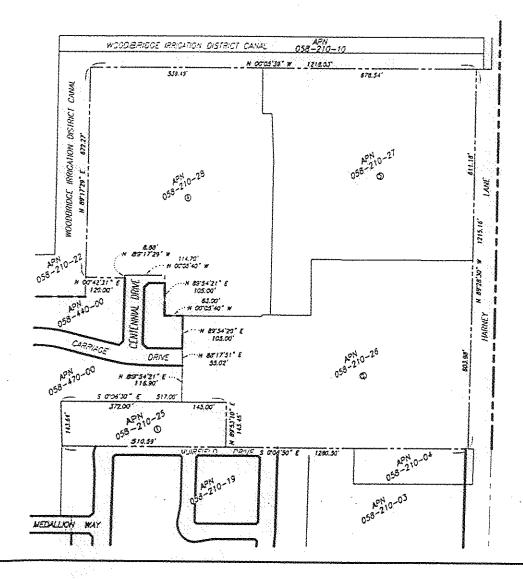
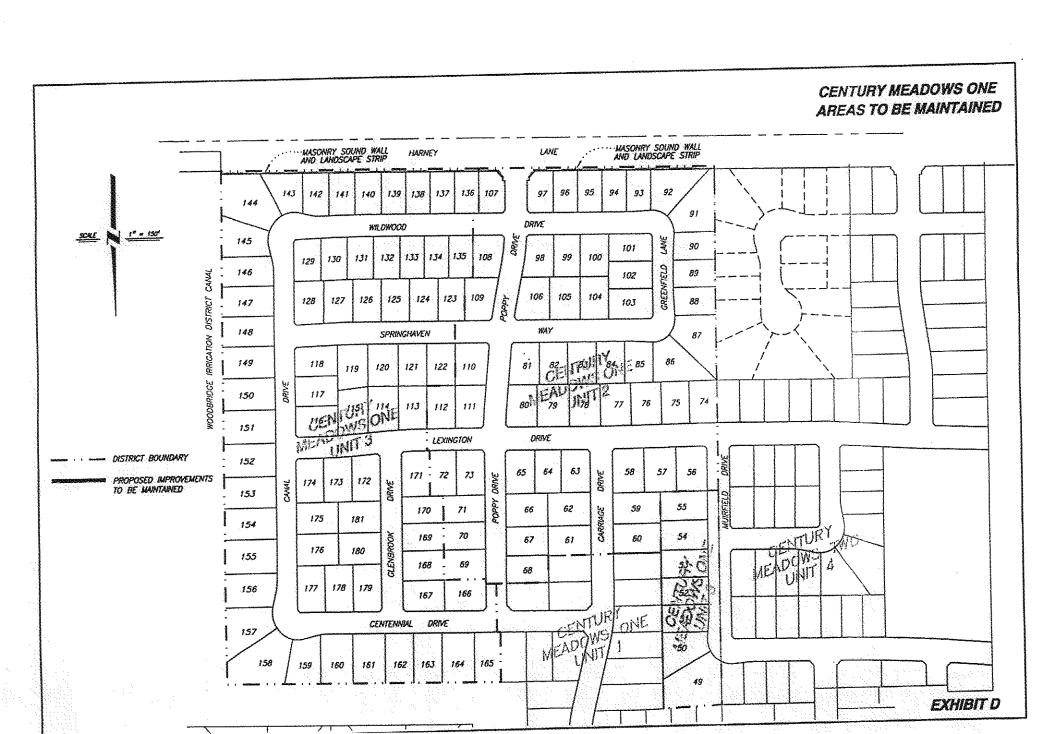


EXHIBIT. C

SHEET 1 OF 1



THOMPSON-HYSELL ENGINEERS



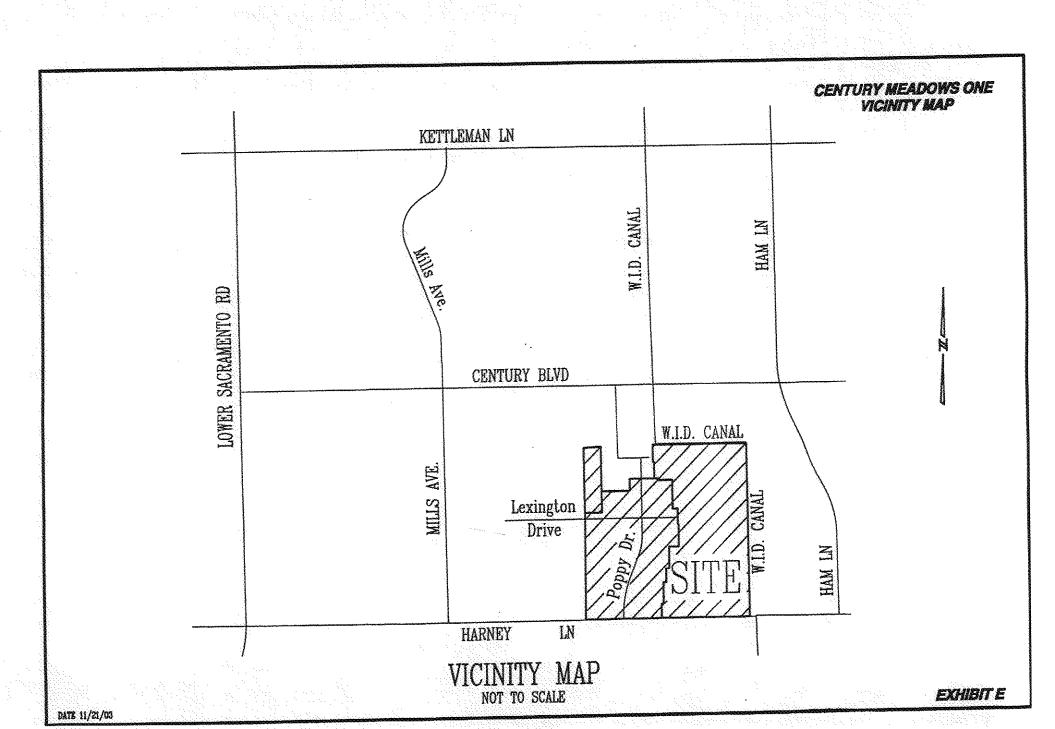


Exhibit 4
SUMMARY OF ESTIMATED DISTRICT COSTS

OPERATION OF COSTS AMOUNT AMOUNT Landscape \$8,313.00 \$8,313.00 Maintenance \$8,313.00 \$1,050.00 Repair/Replacement \$1,050.00 \$1,050.00 Water \$400.00 \$400.00
Maintenance\$8,313.00\$8,313.00Repair/Replacement\$1,050.00\$1,050.00Water\$400.00\$400.00
Repair/Replacement \$1,050.00 \$1,050.00 Water \$400.00 \$400.00
Water \$400.00 \$400.00
Electricity \$300.00 \$300.00
Replacement Reserve \$400.00 \$400.00
Subtotal Landscape \$10,463.00 \$10,463.00
Street Trees \$5,410.00 \$5,410.00
Public Park Area \$0.00 \$12,430.00
Walls
Repair/Maintenance/Graffiti Control \$400.00 \$400.00
Replacement Reserve \$3,000.00 \$3,000.00
Subtotal Walls \$3,400.00 \$3,400.00
Subtotal Operation Costs \$19,273.00 \$31,703.00
DISTRICT ADMINISTRATION COSTS
Annual Engineer's Report \$4,000.00 \$4,000.00
Publication \$100.00 \$100.00
City Administration Fee \$2,000.00 \$2,000.00
County Administration Fee \$900.00 \$900.00
Est. Total Administration Costs \$7,000.00 \$7,000.00
Est. Contingency \$1,391.00 \$1,862.00
Total Estimated Revenue Required
for 2004-2005 Fiscal Year \$27,664.00 \$40,565.00
Total Appropriation Required from Existing Fund Balance \$0.00 \$0.00
Total Estimated Assessment \$27,664.00 \$40,565.00
Total dueF 133
Assessment per dueF \$208.00 \$305.00
Maximum Annual Assessment \$305.00

EXHIBIT 5 ASSESSMENT ROLL

CENTURY MEADOWS ONE

LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2

(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM	COUNTY ASSESSOR			FY 2004-2005 ESTIMATED ASSESSMENT	FY 2004-2005 MAXIMUM ASSESSMENT
NUMBER	NUMBER	UNIT NO.	LOT NO.	AMOUNT	AMOUNT
49	058-210-25	Century Meadows One, Unit No. 3 Century Meadows One,	Lot No. 49	\$208.00	\$305.00
50	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 50	\$208.00	\$305.00
51	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 51	\$208.00	\$305.00
52	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 52	\$208.00	\$305,00
53	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 53	\$208.00	\$305.00
54	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 54	\$208.00	\$305.00
55	058-210-25	Unit No. 3 Century Meadows One,	Lot No. 55	\$208.00	\$305.00
56	058-520-01	Unit No. 2 Century Meadows One,	Lot No. 56	\$208.00	\$305.00
57	058-520-02	Unit No. 2 Century Meadows One,	Lot No. 57	\$208.00	\$305.00
58	058-520-03	Unit No. 2 Century Meadows One,	Lot No. 58	\$208.00	\$305.00
59	058-520-04	Unit No. 2 Century Meadows One,	Lot No. 59	\$208.00	\$305.00
60	058-520-05	Unit No. 2 Century Meadows One,	Lot No. 60	\$208.00	\$305.00
61	058-520-06	Unit No. 2 Century Meadows One,	Lot No. 61	\$208.00	\$305.00
62	058-520-07	Unit No. 2 Century Meadows One,	Lot No. 62	\$208.00	\$305.00
63	058-520-08	Unit No. 2 Century Meadows One,	Lot No. 63	\$208.00	\$305.00
64	058-520-09	Unit No. 2 Century Meadows One,	Lot No. 64	\$208.00	\$305.00
65	058-520-10	Unit No. 2 Century Meadows One,	Lot No. 65	\$208.00	\$305.00
66	058-520-11	Unit No. 2 Century Meadows One,	Lot No. 66	\$208.00	\$305.00
67	058-520-12	Unit No. 2 Century Meadows One,	Lot No. 67	\$208.00	\$305.00
68	058-520-13	Unit No. 2 Century Meadows One,	Lot No. 68	\$208.00	\$305.00
69	058-520-14	Unit No. 2 Century Meadows One,	Lot No. 69	\$208.00	\$305.00
70	058-520-15	Unit No. 2	Lot No. 70	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT/NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
MOMBEL	14 C 141 F 12	Century Meadows One,		7-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	
71	058-520-16	Unit No. 2 Century Meadows One,	Lot No. 71	\$208.00	\$305.00
72	058-520-17	Unit No. 2 Century Meadows One,	Lot No. 72	\$208.00	\$305.00
73	058-520-18	Unit No. 2 Century Meadows One,	Lot No. 73	\$208.00	\$305.00
74	058-520-19	Unit No. 2 Century Meadows One,	Lot No. 74	\$208.00	\$305.00
75	058-520-20	Unit No. 2 Century Meadows One,	Lot No. 75	\$208.00	\$305.00
76	058-520-21	Unit No. 2 Century Meadows One,	Lot No. 76	\$208.00	\$305.00
77	058-520-22	Unit No. 2 Century Meadows One,	Lot No. 77	\$208.00	\$305.00
78	058-520-23	Unit No. 2 Century Meadows One,	Lot No. 78	\$208.00	\$305.00
79	058-520-24	Unit No. 2 Century Meadows One,	Lot No. 79	\$208.00	\$305.00
80	058-520-25	Unit No. 2 Century Meadows One,	Lot No. 80	\$208.00	\$305.00
81	058-520-26	Unit No. 2 Century Meadows One,	Lot No. 81	\$208.00	\$305.00
82	058-520-27	Unit No. 2 Century Meadows One,	Lot No. 82	\$208.00	\$305.00
83	058-520-28	Unit No. 2 Century Meadows One,	Lot No. 83	\$208.00	\$305.00
84	058-520-29	Unit No. 2 Century Meadows One,	Lot No. 84	\$208.00	\$305.00
85	058-520-30	Unit No. 2 Century Meadows One,	Lot No. 85	\$208,00	\$305.00
86	058-520-31	Unit No. 2 Century Meadows One,	Lot No. 86	\$208.00	\$305.00
87	058-520-32	Unit No. 2 Century Meadows One,	Lot No. 87	\$208.00	\$305.00
88	058-520-33	Unit No. 2 Century Meadows One,	Lot No. 88	\$208.00	\$305.00
89	058-520-34	Unit No. 2 Century Meadows One,	Lot No. 89	\$208.00	\$305.00
90	058-520-35	Unit No. 2 Century Meadows One,	Lot No. 90	\$208.00	\$305.00
91	058-520-36	Unit No. 2 Century Meadows One,	Lot No. 91	\$208.00	\$305.00
92	058-520-37	Unit No. 2 Century Meadows One,	Lot No. 92	\$208.00	\$305.00
93	058-520-38	Unit No. 2 Century Meadows One,	Lot No. 93	\$208.00	\$305.00
94	058-520-39	Unit No. 2 Century Meadows One,	Lot No. 94	\$208.00	\$305.00
95	058-520-40	Unit No. 2 Century Meadows One,	Lot No. 95	\$208.00	\$305.00
96	058-520-41	Unit No. 2 Century Meadows One,	Lot No. 96	\$208.00	\$305.00
97	058-520-42	Unit No. 2	Lot No. 97	\$208.00	\$305:00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
An article and a second		Century Meadows One,	·	wante newskamen and with the property of the person of	AND THE PROPERTY OF THE PARTY O
98	058-520-43	Unit No. 2 Century Meadows One,	Lot No. 98	\$208.00	\$305.00
99	058-520-44	Unit No. 2 Century Meadows One,	Lot No. 99	\$208.00	\$305.00
100	058-520-45	Unit No. 2 Century Meadows One,	Lot No. 100	\$208.00	\$305.00
101	058-520-46	Unit No. 2 Century Meadows One,	Lot No. 101	\$208.00	\$305.00
102	058-520-47	Unit No. 2 Century Meadows One,	Lot No. 102	\$208.00	\$305.00
103	058-520-48	Unit No. 2 Century Meadows One,	Lot No. 103	\$208.00	\$305.00
104	058-520-49	Unit No. 2 Century Meadows One,	Lot No. 104	\$208.00	\$305.00
105	058-520-50	Unit No. 2 Century Meadows One,	Lot No. 105	\$208.00	\$305.00
106	058-520-51	Unit No. 2 Century Meadows One,	Lot No. 106	\$208.00	\$305.00
107	058-520-52	Unit No. 2 Century Meadows One,	Lot No. 107	\$208.00	\$305,00
108	058-520-53	Unit No. 2 Century Meadows One,	Lot No. 108	\$208.00	\$305.00
109	058-520-54	Unit No. 2 Century Meadows One,	Lot No. 109	\$208.00	\$305.00
110	058-520-55	Unit No. 2 Century Meadows One,	Lot No. 110	\$208.00	\$305.00
111	058-520-56	Unit No. 2 Century Meadows One,	Lot No. 111	\$208.00	\$305.00
112	058-520-57	Unit No. 2 Century Meadows One,	Lot No. 112	\$208.00	\$305.00
113	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 113	\$208.00	\$305.00
114	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 114	\$208.00	\$305.00
115	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 115	\$208.00	\$305.00 \$305.00
116 117	058-210-27 058-210-27	Unit No. 3 Century Meadows One, Unit No. 3	Lot No. 116 Lot No. 117	\$208.00 \$208.00	\$305.00
118	058-210-27	Century Meadows One, Unit No. 3	Lot No. 118	\$208.00	\$305.00
119	058-210-27	Century Meadows One, Unit No. 3	Lot No. 119	\$208.00	\$305.00
120	058-210-27	Century Meadows One, Unit No. 3	Lot No. 120	\$208.00	\$305.00
121	058-210-27	Century Meadows One, Unit No. 3	Lot No. 121	\$208.00	\$305.00
122	058-210-27	Century Meadows One, Unit No. 3	Lot No. 122	\$208.00	\$305.00
123	058-210-27	Century Meadows One, Unit No. 3 Century Meadows One,	Lot No. 123	\$208.00	\$305.00
124	058-210-27	Unit No. 3	Lot No. 124	\$208.00	\$305.00
	18 P. C.	and the second s			•

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
**************************************		Century Meadows One,		and the second s	arang managkan kancamban ing kalèndah di Andrian ing panggan panggan kancamban kancamban kancamban kancamban k
125	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 125	\$208.00	\$305.00
126	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 126	\$208.00	\$305.00
127	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 127	\$208.00	\$305.00
128	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 128	\$208.00	\$305.00
129	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 129	\$208.00	\$305.00
130	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 130	\$208.00	\$305.00
131	058-210-27	Únit No. 3 Century Meadows One,	Lot No. 131	\$208.00	\$305.00
132	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 132	\$208.00	\$305.00
133	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 133	\$208.00	\$305.00
134	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 134	\$208.00	\$305.00
135	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 135	\$208.00	\$305.00
136	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 136	\$208.00	\$305.00
137	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 137	\$208.00	\$305.00
138	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 138	\$208.00	\$305.00
139	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 139	\$208.00	\$305.00
140	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 140	\$208.00	\$305.00
141	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 141	\$208.00	\$305.00
142	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 142	\$208.00	\$305.00
143	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 143	\$208.00	\$305.00
144	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 144	\$208.00	\$305.00
145	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 145	\$208.00	\$305.00
146	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 146	\$208.00	\$305.00
147	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 147	\$208.00	\$305.00
148	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 148	\$208.00	\$305.00
149	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 149	\$208.00	\$305.00
150	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 150	\$208.00	\$305.00
151	058-210-27	Unit No. 3	Lot No. 151	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	a UNITANO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
ng ng na manad sandan sandan sandan ng na palamatan aka da da da da da da gang na palamanah	058-210-27,	Century Meadows One,	artendria de _{la de esta de la proposição de la compansión de la compansión de la compansión de la compansión d}	new reminister mentalisi (Arce proping Arraba 19 A	erenning en transmission in de jameins per et erennen en e
152	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 152	\$208.00	\$305.00
153	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 153	\$208.00	\$305.00
154	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 154	\$208.00	\$305.00
155	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 155	\$208.00	\$305.00
156	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 156	\$208.00	\$305.00
157	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 157	\$208.00	\$305.00
158	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 158	\$208.00	\$305.00
159	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 159	\$208.00	\$305.00
160	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 160	\$208.00	\$305.00
161	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 161	\$208.00	\$305.00
162	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 162	\$208.00	\$305.00
163	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 163	\$208.00	\$305.00
164	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 164	\$208.00	\$305.00
165	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 165	\$208.00	\$305.00
166	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 166	\$208.00	\$305.00
167	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 167	\$208.00	\$305.00
168	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 168	\$208.00	\$305.00
169	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 169	\$208.00	\$305.00
170	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 170	\$208.00	\$305.00
171	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 171	\$208.00	\$305.00
172	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 172	\$208.00	\$305.00
173	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 173	\$208.00	\$305.00
174	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 174	\$208.00	\$305.00
175	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 175	\$208.00	\$305.00
176	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 176	\$208.00	\$305.00
177	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 177	\$208.00	\$305.00
178	058-210-28	Unit No. 3	Lot No. 178	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
	ang kan kan mang di ang kan	Century Meadows One,			0005.00
179	058-210-28	Unit No. 3	Lot No. 179	\$208.00	\$305.00
		Century Meadows One,		A000 00	ድላሳር ባባ
180	058-210-28	Unit No. 3	Lot No. 180	\$208.00	\$305.00
	•	Century Meadows One,			0005.00
181	058-210-28	Unit No. 3	Lot No. 181	\$208.00	\$305.00

RESOLUTION NO. 2003-227

A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO ANNEX TERRITORY TO A MAINTENANCE ASSESSMENT DISTRICT, TO FORM A ZONE, TO LEVY AND COLLECT AN ANNUAL ASSESSMENT FOR MAINTENANCE AND OPERATION OF IMPROVEMENTS AND FOR COSTS AND EXPENSES AND SETTING TIME AND PLACE OF PUBLIC HEARING AND SETTING FORTH MAILED PROPERTY OWNER BALLOT PROCEDURE AND NOTICE

CENTURY MEADOWS ONE-ZONE 2 LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 (LANDSCAPING AND LIGHTING ACT OF 1972)

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

- 1. The City Council proposes to annex territory to an existing assessment district, to form a Zone, and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code, Section 22500, et seq.) (the "Act").
- 2. The improvements to be installed and/or maintained in the territory to be annexed are generally described in Exhibit A attached hereto and incorporated herein as though set out in full.
- 3. The annexed territory shall be known as Century Meadows One Zone 2, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California, and may be referred to by such name in all subsequent proceedings for the levy and collection of assessments on each parcel of real property within the territory to be annexed as provided by the Act. The territory to be annexed Century Meadows One, Units 2 and 3, a residential area comprising 133 lots, eastern and northeastern boundary borders along the south and west side of Woodbridge Irrigation District Canal. The southern boundary is the north side of Harney Lane from the canal west. The westerly boundary runs north from Harney Lane through the center of Murifield Drive along Century Meadows Two Unit 4 and borders Century Meadows One Unit 1 to the north in the City of Lodi, California.
- 4. In accordance with the City Council's resolution initiating proceedings, Thompson-Hysell Engineering, a division of The Keith Companies, Inc., of Modesto, California, designated engineer, has filed with the City Clerk the Report required by the Act, which Report has been preliminarily approved by this City Council. All interested persons are referred to that Report for a full and detailed description of the improvements, the Zone to be formed, the proposed assessments upon assessable lots and parcels of land within the territory proposed to be annexed and the proposed budget for the fiscal year 2004-05, the estimated cost of annual operation and maintenance of the improvements and the maximum annual assessment.
- 5. On Wednesday, January 21, 2004, at the hour of 7:00 p.m., or as soon thereafter as possible, at the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street, Lodi, California, the City Council will conduct a public hearing at which the City Council will hear and consider any objections and protests respecting (a) whether the public interest and convenience require the improvements and/or maintenance thereof, (b) the extent of the territory to be annexed and the formation of Zone 2, (c) the estimated costs and expenses of the project, (d) the amounts of the assessments proposed to be levied upon the benefited parcels, and (e) the method or formula by which benefit has been estimated and any other aspect of the proposed annexation of territory and Zone 2 formation to which any interested person may want to object or protest. The City Clerk shall tabulate the assessment ballots received and report the same to the City Council.
- 6. The proposed boundaries of the proposed territory to be annexed are hereby described as shown on a map thereof on file in the office of the City Clerk (the "Amended Boundary Map"), which indicates by a boundary line the extent of the territory to be included in the proposed annexation and which

Amended Boundary Map shall govern for all details for further purposes of the proceedings for the annexation and to which reference is hereby made for further particulars. This City Council hereby approves the map, adopts the boundaries shown on the map as describing the extent of the territory included in the proposed annexation, finds that the map is in the form and contains the matters prescribed by Section 3113 of the California Streets and Highways Code. This City Council directs the City Clerk to certify the adoption of this Resolution on the face of the map, and to record, or cause to be recorded, said map of the boundaries of the territory proposed to be annexed in the office of the County Recorder within ten days of the date of the adoption of this Resolution.

- Notice is further given that Wally Sandelin of the Public Works Department, Telephone (209) 333-6709, is the person and the department designated by this City Council to answer inquiries regarding the protest proceedings.
- The City Clerk is hereby authorized and directed to cause notice of the hearings ordered under Section 5 hereof to be given by mailing, postage prepaid, in the United States mail, and such notice shall be deemed to have been given when so deposited in such mail. The envelope or cover of the mailing shall include the name of the City and the return address of the City Clerk as the sender. The mailed notice shall be given to all property owners within the territory to be annexed as shown in the Engineer's Report by such mailing by name to those persons whose name and addresses appear on the last equalized assessment roll of the County of San Joaquin or the State Board of Equalization assessment roll, as the case may be. The notice shall include, but not be limited to, the total amount of the assessment proposed to be levied in the territory proposed to be annexed, the assessment proposed for the owner's particular parcel(s) and the duration thereof, the reason for the assessment and the basis upon which the amount of the assessment was calculated. Each notice shall also contain an assessment ballot, a summary of the procedures applicable to the completion, return and tabulation of assessment ballots and a statement that the existence of a majority protest will result in the assessment not being imposed. The notice herein provided shall be mailed not less than forty-five (45) days before the date of the public hearing.

Dated: December 3, 2003 The sign was not took you and not not not took you the sign of the

I hereby certify that Resolution No. 2003-227 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 3, 2003, by the following vote:

AYES:

COUNCIL MEMBERS - Beckman, Hansen, Howard, Land, and Mayor Hitchcock

NOES:

COUNCIL MEMBERS - None

ABSENT:

COUNCIL MEMBERS - None

ABSTAIN:

COUNCIL MEMBERS - None

SUSAN J. BLACKSTON

City Clerk



EXHIBIT 1

Description of Improvements to be maintained for Century Meadows One Units 2 & 3

- A. A masonry wall and 13.5 feet wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,661 lineal feet.
- B. Street parkway trees located within the public streets within the Zone 2 boundary.
- C. Public park land area of 0.820 acres in size equivalent to the current level of service standard for park area within the City of Lodi of 3.5 acres per thousand persons served.

Exhibit 2

City of Lodi LLD

Century Meadows One, Zone 2

Landscape Maintenance Assessment District Annexation and Zone 2 Budget Election

Time Table

Activity/Tasks Date Distribution of preliminary draft November 21, 2003 Engineer's Report November 21, 2003 **Initial Resolutions to City** Council Communication, Finalized **Engineer's Report** City Council Meeting to: December 3, 2003 Resolution of Preliminary Determination to Annex to Consolidated District, Form Zone 2 Resolution of Intention (sets Public Hearing and date of Election on January 21, 2004) Last day to Mail Notice and Ballot December 8, 2003 January 9, 2004 Resolutions to City Approve Engineer's Report Annex to Consolidated District, Form Zone 2 Tally vote/Declare results **Council Communication** Last day to receive Ballots January 21, 2004 City Council meeting to: January 21, 2004

Public Hearing/Tally vote/Declare results Annex to Consolidated District, Zone 2

ENGINEER'S REPORT CENTURY MEADOWS ONE LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2 (PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972) CITY OF LODI

FISCAL YEAR 2004-2005

PREPARED BY:

Thompson-Hysell Engineers, a division of The Keith Companies, Inc. 1016 12th Street Modesto, CA 95354

NOVEMBER 2003

ANNUAL ENGINEER'S REPORT FOR THE 2004-2005 FISCAL YEAR

CENTURY MEADOWS ONE LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2 CITY OF LODI

(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respect	fully submits the enclosed annual report as directed by the City Council.
DATED:	, 2004.
	Thompson-Hysell Engineers Engineer of Work
	BY: Michael T. Persak RCE 44908
	hat the enclosed Annual Engineer's Report, together with Boundary Map, nent Diagram thereto attached, was filed with me on the day of
	, City Clerk, City of Lodi San Joaquin County, California
	BY:
Assessment Diagram the	hat the enclosed Annual Engineer's Report together with Assessment and reto attached, was approved and confirmed by the City Council of the City day of, 2004. , City Clerk, City of Lodi San Joaquin County, California
	BY:
Assessment Diagram the	hat the enclosed Annual Engineer's Report together with Assessment and reto attached, was filed with the Auditor of the County of San Joaquin on

The Honorable Mayor and City Council of The City of Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of a new zone (Century Meadows One) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2.

BACKGROUND

The Century Meadows One zone consists of a 133-lot residential development in the southeastern portion of the City of Lodi. The development is being pursued by K&W Development, LLC. This report is relative to the proposed Century Meadows One Landscape Maintenance District of the City of Lodi Consolidated Landscape Maintenance Assessment District which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Century Meadows One development is currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Century Meadows One project, when completed, will include an estimated 133 single-family residential lots.

ASSESSMENT DISTRICT AREA

The area of Century Meadows One is described as all of the property within the following assessor's parcels identified by assessor's number (APN):

<u>Book</u>	<u>Page</u>	<u>Parcel</u>
058	520	1-57
058	210	25, 27, 28

Engineer's Report Century Meadows One Page 2 of 8 November 24, 2003

A boundary map is attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Century Meadows One Landscape Maintenance District are attached to the Engineer's Report as Exhibit C. Sheet No. 1 of the assessment diagrams is a simple overall boundary map. Sheet Nos. 2 and 3 are the County Assessor's maps and are incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Century Meadows One Landscape Maintenance District shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Century Meadows One Landscape Maintenance District is created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30 or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in the District upon their completion (see Exhibit D).

1. Description of Improvements for Future Development

- A. A masonry wall and 13.5' wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,200 lineal feet.
- B. Street parkway trees located within the public street within the District Zone 2 boundary.
- C. Public park land area of 1.24 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

ALLOCATION OF COSTS

Assessments for the Century Meadows One Landscape Maintenance District are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the Century Meadows One recorded Final Map or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

Engineer's Report Century Meadows One Page 3 of 8 November 24, 2003

1. Dwelling Unit Equivalent Factor (dueF)

The dueF for each use is as follows:

A. Single-Family Residential

All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel.

B. <u>Multiple-Family Residential</u>

All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.

C. Commercial/Office

All parcels determined to be developed for commercial or office uses shall have the dueF factor calculated as follows:

- 5 dueF per acre for the first 7.5 acres
- 2.5 dueF per acre for the next 7.5 acres
- 1.25 dueF per acre for all acreage over 15 acres.

D. Other Uses

All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.

E. Zero Dwelling Unit Equivalent Factor (dueF)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

Engineer's Report Century Meadows One Page 4 of 8 November 24, 2003

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

Engineer's Report Century Meadows One Page 5 of 8 November 24, 2003

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Unit 2, lots 56-112, and Unit 3, lots 49-55 and 113-181, in Century Meadows One shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving this subdivision has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, maintenance of walls, rebuilding damaged walls, removal of graffiti, and maintaining and replacing all sprinkler lines and heads.

Engineer's Report Century Meadows One Page 6 of 8 November 24, 2003

The annual costs estimated to be collected with the 2004-2005 taxes for the developed areas are as follows:

FY 2004-05	FY 2004-05
ESTIMATED	MAXIMUM
ASSESSMENT	ASSESSMENT
AMOUNT	<u>AMOUNT</u>
\$8,313.00	\$8,313.00
\$1,050.00	\$1,050.00
\$400.00	\$400.00
\$300.00	\$300.00
<u>\$400.00</u>	<u>\$400.00</u>
\$10,463.00	\$10,463.00
\$5,410.00	\$5,410.00
\$0.00	\$12,430.00
ontrol \$400.00	\$400.00
<u>\$3,000.00</u>	\$3,000.00
\$3,400.00	\$3,400.00
\$19,273.00	\$31,703.00
	ESTIMATED ASSESSMENT AMOUNT \$8,313.00 \$1,050.00 \$400.00 \$300.00 \$400.00 \$10,463.00 \$5,410.00 \$0.00 ontrol \$400.00 \$3,000.00

Engineer's Report Century Meadows One Page 7 of 8 November 24, 2003

This like Tr	FY 2004-05 ESTIMATED ASSESSMENT	FY 2004-05 MAXIMUM ASSESSMENT
OPERATION OF COSTS	<u>AMOUNT</u>	AMOUNT
DISTRICT ADMINISTRATION COSTS	3	
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$1,391.00	\$1,862.00
Total Estimated Revenue Required	P27 444 00	£40. <i>57.7</i> 00
for 2004-2005 Fiscal Year	\$27,664.00	\$40,565.00
Total Appropriation Required from		
Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment		
for 2004-2005 Fiscal Year	\$27,664.00	\$40,565.00
Total dueF	133	133
Assessment per dueF	\$208.00	\$305.00
MAXIMUM ANNUAL ASSESSMENT	1.	\$305.00

Engineer's Report Century Meadows One Page 8 of 8 November 24, 2003

ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

Assess- ment No.	APN No.	Future Lot Nos.	Owner	No. of Residential Lots	2004-2005 Est. Assessment Amount	2004-2005 Max. Annual Assessment Amount
1	058-520-1-57	Unit 2, Lots 56-112	K&W Development, LLC	57	\$11,856.00	\$17,385.00
2	058-210-25	Unit 3, Lots 49-55,	K&W Development, LLC	7	\$1,456.00	\$2,135.00
3	058-210-27, 28	Lots 113-181	K&W Development, LLC	69	\$14,352.00	\$21,045.00
		Total		133	\$27,664.00	\$40,565.00

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zone 1. The proposed subdivision will yield approximately 133 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, set forth in Exhibit A.

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram	
Assessment Roll, which are attached hereto, are presented for your approval by resolution dated	this
day of, 2004.	

THOMPSON-HYSELL ENGINEERS Engineer of Work

BY: Michael T. Persak RCE 44908

EXHIBIT A ASSESSMENT ROLL CENTURY MEADOWS ONE

LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2

(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972) CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
PARTY CONTRACTOR CONTR		Century Meadows One,			
49	058-210-25	Unit No. 3	Lot No. 49	\$208.00	\$305.00
50	058-210-25	Century Meadows One, Unit No. 3	Lot No. 50	\$208.00	\$305.00
		Century Meadows One,			
51	058-210-25	Unit No. 3	Lot No. 51	\$208.00	\$305.00
		Century Meadows One,		000000	***
52	058-210-25	Unit No. 3	Lot No. 52	\$208.00	\$305.00
50	050 040 05	Century Meadows One,	Let No. E2	ድንሰያ ሰለ	esue uu
53	058-210-25	Unit No. 3	Lot No. 53	\$208.00	\$305.00
54	058-210-25	Century Meadows One, Unit No. 3	Lot No. 54	\$208.00	\$305.00
54	030-210-23	Century Meadows One,	EOLITO. 54	Ψ2.00.00	Ψυσυσίου
55	058-210-25	Unit No. 3	Lot No. 55	\$208.00	\$305.00
O.		Century Meadows One,		4.20 2.10	4000107
56	058-520-01	Unit No. 2	Lot No. 56	\$208.00	\$305.00
		Century Meadows One,			
57	058-520-02	Unit No. 2	Lot No. 57	\$208.00	\$305.00
S.		Century Meadows One,			•
58	058-520-03	Unit No. 2	Lot No. 58	\$208.00	\$305.00
·		Century Meadows One,			
59	058-520-04	Unit No. 2	Lot No. 59	\$208.00	\$305.00
	AFA #68 AF	Century Meadows One,	Lat Nia CO	ድረስር ሰር	ተረሰር ሰላ
60	058-520-05	Unit No. 2	Lot No. 60	\$208.00	\$305.00
61	058-520-06	Century Meadows One, Unit No. 2	Lot No. 61	\$208.00	\$305:00
Ç.i	000-020-00	Century Meadows One,	LOCITO, OT	φ200.00	φουσ.σο
62	058-520-07	Unit No. 2	Lot No. 62	\$208.00	\$305.00
		Century Meadows One,		************	* *
63	058-520-08	Unit No. 2	Lot No. 63	\$208.00	\$305.00
-		Century Meadows One,			
64	058-520-09	Unit No. 2	Lot No. 64	\$208.00	\$305.00
		Century Meadows One,			
65	058-520-10	Unit No. 2	Lot No. 65	\$208.00	\$305.00
		Century Meadows One,			
66	058-520-11	Unit No. 2	Lot No. 66	\$208.00	\$305.00
	050 500 40	Century Meadows One,	1 -4 61 - 677	0000.00	000F 00
67	058-520-12	Unit No. 2	Lot No. 67	\$208.00	\$305.00
60	050 500 40	Century Meadows One, Unit No. 2	Lot No. 68	\$208.00	\$305.00
68	058-520-13	Century Meadows One,	LUC 140, UU	Ψ <u>ε</u> υυ.υυ	\$300.00
69	058-520-14	Unit No. 2	Lot No. 69	\$208.00	\$305.00
UU	OUC GEOTIN	Century Meadows One,	and since a grader property	~~.~.VV	***********
70	058-520-15	Unit No. 2	Lot No. 70	\$208.00	\$305.00
	the manager of the				,

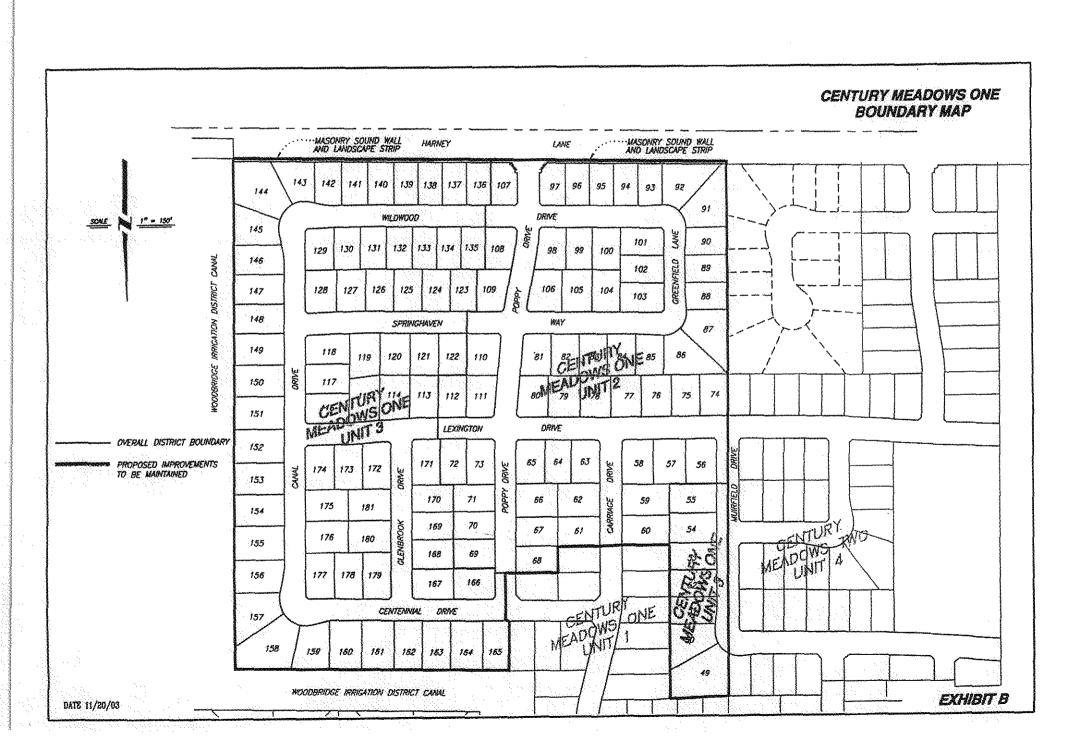
DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
accession of particular contract of the second of the seco	age a particular de la companya de l La companya de la co	Century Meadows One,		and derivatives and an included heavy from a proposition of the first an analysis of the bishop	
71	058-520-16	Unit No. 2 Century Meadows One,	Lot No. 71	\$208.00	\$305.00
72	058-520-17	Unit No. 2 Century Meadows One,	Lot No. 72	\$208.00	\$305.00
73	058-520-18	Unit No. 2 Century Meadows One,	Lot No. 73	\$208.00	\$305.00
74	058-520-19	Unit No. 2 Century Meadows One,	Lot No. 74	\$208.00	\$305.00
75	058-520-20	Unit No. 2 Century Meadows One,	Lot No. 75	\$208.00	\$305.00
76	058-520-21	Unit No. 2 Century Meadows One,	Lot No. 76	\$208.00	\$305.00
77	058-520-22	Unit No. 2 Century Meadows One,	Lot No. 77	\$208.00	\$305.00
78	058-520-23	Unit No. 2 Century Meadows One,	Lot No. 78	\$208.00	\$305.00
79	058-520-24	Unit No. 2 Century Meadows One,	Lot No. 79	\$208.00	\$305,00
80	058-520-25	Unit No. 2 Century Meadows One,	Lot No. 80	\$208.00	\$305.00
81	058-520-26	Unit No. 2 Century Meadows One,	Lot No. 81	\$208.00	\$305.00
82	058-520-27	Unit No. 2 Century Meadows One,	Lot No. 82	\$208.00	\$305.00
83	058-520-28	Unit No. 2 Century Meadows One,	Lot No. 83	\$208.00	\$305.00
84	058-520-29	Unit No. 2 Century Meadows One,	Lot No. 84	\$208.00	\$305.00
85	058-520-30	Unit No. 2 Century Meadows One,	Lot No. 85	\$208.00	\$305.00
86	058-520-31	Unit No. 2 Century Meadows One,	Lot No. 86	\$208.00	\$305.00
87	058-520-32	Unit No. 2 Century Meadows One,	Lot No. 87	\$208.00	\$305.00
88	058-520-33	Unit No. 2 Century Meadows One,	Lot No. 88	\$208.00	\$305.00
89	058-520-34	Unit No. 2 Century Meadows One,	Lot No. 89	\$208.00	\$305.00
90	058-520-35	Unit No. 2 Century Meadows One,	Lot No. 90	\$208.00	\$305.00
91	058-520-36	Unit No. 2 Century Meadows One,	Lot No. 91	\$208.00	\$305.00
92	058-520-37	Unit No. 2 Century Meadows One,	Lot No. 92	\$208.00	\$305.00
93	058-520-38	Unit No. 2 Century Meadows One,	Lot No. 93	\$208.00	\$305.00
94	058-520-39	Unit No. 2 Century Meadows One,	Lot No. 94	\$208.00	\$305.00
95	058-520-40	Unit No. 2 Century Meadows One,	Lot No. 95	\$208.00	\$305.00
96	058-520-41	Unit No. 2 Century Meadows One,	Lot No. 96	\$208.00	\$305.00
97	058-520-42	Unit No. 2	Lot No. 97	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
Control of the Contro	**************************************	Century Meadows One,	terrena de la composición del composición de la composición del composición de la co	months and the second s	
98	058-520-43	Unit No. 2 Century Meadows One,	Lot No. 98	\$208.00	\$305.00
99	058-520-44	Unit No. 2 Century Meadows One,	Lot No. 99	\$208.00	\$305.00
100	058-520-45	Unit No. 2 Century Meadows One,	Lot No. 100	\$208.00	\$305.00
101	058-520-46	Unit No. 2 Century Meadows One,	Lot No. 101	\$208.00	\$305.00
102	058-520-47	Unit No. 2 Century Meadows One,	Lot No. 102	\$208.00	\$305.00
103	058-520-48	Unit No. 2 Century Meadows One,	Lot No. 103	\$208.00	\$305.00
104	058-520-49	Unit No. 2 Century Meadows One,	Lot No. 104	\$208.00	\$305.00
105	058-520-50	Unit No. 2 Century Meadows One,	Lot No. 105	\$208.00	\$305.00
106	058-520-51	Unit No. 2 Century Meadows One,	Lot No. 106	\$208.00	\$305.00
107	058-520-52	Unit No. 2 Century Meadows One,	Lot No. 107	\$208.00	\$305.00
108	058-520-53	Unit No. 2 Century Meadows One,	Lot No. 108	\$208.00	\$305.00
109	058-520-54	Unit No. 2 Century Meadows One,	Lot No. 109	\$208.00	\$305.00
110	058-520-55	Unit No. 2 Century Meadows One,	Lot No. 110	\$208.00	\$305.00
111	058-520-56	Unit No. 2 Century Meadows One,	Lot No. 111	\$208.00	\$305.00
112	058-520-57	Unit No. 2 Century Meadows One,	Lot No. 112	\$208.00	\$305.00
113	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 113	\$208.00	\$305.00
114	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 114	\$208.00	\$305.00
115	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 115	\$208.00	\$305.00
116	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 116	\$208.00	\$305.00
117	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 117	\$208.00	\$305.00
118	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 118	\$208.00	\$305.00
119	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 119	\$208.00	\$305.00
120	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 120	\$208.00	\$305.00
121	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 121	\$208.00	\$305.00
122	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 122	\$208.00	\$305.00
123	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 123	\$208.00	\$305.00
124	058-210-27	Unit No. 3	Lot No. 124	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
Andrea and an angle of the state of the stat	A CONTRACTOR OF THE PARTY OF TH	Century Meadows One,			2000
125	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 125	\$208.00	\$305.00
126	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 126	\$208.00	\$305.00
127	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 127	\$208.00	\$305.00
128	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 128	\$208.00	\$305.00
129	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 129	\$208.00	\$305.00
130	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 130	\$208.00	\$305.00
131	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 131	\$208.00	\$305.00
132	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 132	\$208.00	\$305.00
133	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 133	\$208.00	\$305.00
134	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 134	\$208.00	\$305.00
135	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 135	\$208.00	\$305.00
136	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 136	\$208.00	\$305,00
137	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 137	\$208.00	\$305.00
138	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 138	\$208.00	\$305.00
139	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 139	\$208.00	\$305.00
140	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 140	\$208.00	\$305.00
141	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 141	\$208.00	\$305.00
142	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 142	\$208.00	\$305.00
143	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 143	\$208.00	\$305.00
144	058-210-27	Unit No. 3	Lot No. 144	\$208.00	\$305.00
145	058-210-27	Century Meadows One, Unit No. 3 Century Meadows One,	Lot No. 145	\$208.00	\$305.00
146	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 146	\$208.00	\$305.00
147	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 147	\$208.00	\$305.00
148	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 148	\$208.00	\$305.00
149	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 149	\$208.00	\$305.00
150	000 040 07	Unit No. 3	Lot No. 150	\$208.00	\$305.00
100	058-210-27	Century Meadows One,			**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
10001000017	058-210-27,	Century Meadows One,		and the second section of the second section is the second section of the second second second second section second seco	adicario de contrar en estado de contrar de
152	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 152	\$208.00	\$305.00
153	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 153	\$208.00	\$305.00
154	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 154	\$208.00	\$305.00
155	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 155	\$208.00	\$305.00
156	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 156	\$208.00	\$305.00
157	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 157	\$208.00	\$305.00
158	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 158	\$208.00	\$305.00
159	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 159	\$208.00	\$305.00
160 161	058-210-28 058-210-28	Unit No. 3 Century Meadows One, Unit No. 3	Lot No. 160 Lot No. 161	\$208.00 \$208.00	\$305.00 \$305.00
162	058-210-28	Century Meadows One, Unit No. 3	Lot No. 162	\$208.00	\$305.00
163	058-210-28	Century Meadows One, Unit No. 3	Lot No. 163	\$208.00	\$305.00
164	058-210-28	Century Meadows One, Unit No. 3	Lot No. 164	\$208.00	\$305.00
165	058-210-28	Century Meadows One, Unit No. 3	Lot No. 165	\$208.00	\$305.00
166	058-210-28	Century Meadows One, Unit No. 3	Lot No. 166	\$208.00	\$305.00
167	058-210-28	Century Meadows One, Unit No. 3 Century Meadows One,	Lot No. 167	\$208.00	\$305.00
168	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 168	\$208.00	\$305.00
169	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 169	\$208.00	\$305.00
170	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 170	\$208.00	\$305.00
171	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 171	\$208.00	\$305.00
172	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 172	\$208.00	\$305.00
173	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 173	\$208.00	\$305.00
174	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 174	\$208.00	\$305.00
175	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 175	\$208.00	\$305.00
176	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 176	\$208.00	\$305.00
177	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 177	\$208.00	\$305.00
178	058-210-28	Unit No. 3	Lot No. 178	\$208.00	\$305.00

	COUNTY			FY 2004-2005 ESTIMATED	FY 2004-2005 MAXIMUM
DIAGRAM NUMBER	ASSESSOR NUMBER	UNIT NO.	LOT NO.	ASSESSMENT AMOUNT	ASSESSMENT AMOUNT
179	058-210-28	Century Meadows One, Unit No. 3	Lot No. 179	\$208.00	\$305.00
180	058-210-28	Century Meadows One, Unit No. 3	Lot No. 180	\$208.00	\$305.00
181	058-210-28	Century Meadows One, Unit No. 3	Lot No. 181	\$208.00	\$305.00



NOTES: THE COTT OF LOG AND WINN THE DESCRIPTION WHEN ASSESSMENTS PRACTICE.

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WOODBRIDGE IRRIGATION DISTRICT CANAL

1 THIS ASSESSMENT DISTRICT CONTINUE JT. 84 ACRES.

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LEGEND:

- ASSESSMENT DISTRICT BOLDCART LINE 0 ASSESSMENT DISTRICT PARCEL MARKET

058-210-10

ASSESSMENT DIAGRAM INDEX

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ASSESSMENT DIAGRAM, ZONE 2 CENTURY MEADOWS ONE CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI. SAN JOAQUIN COUNTY STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST OUARTER OF SECTION 14, T.SN., P.SE., M.D.B.&M. CITY OF LODI. SAN JOAQUIN COUNTY, CALIFORNIA

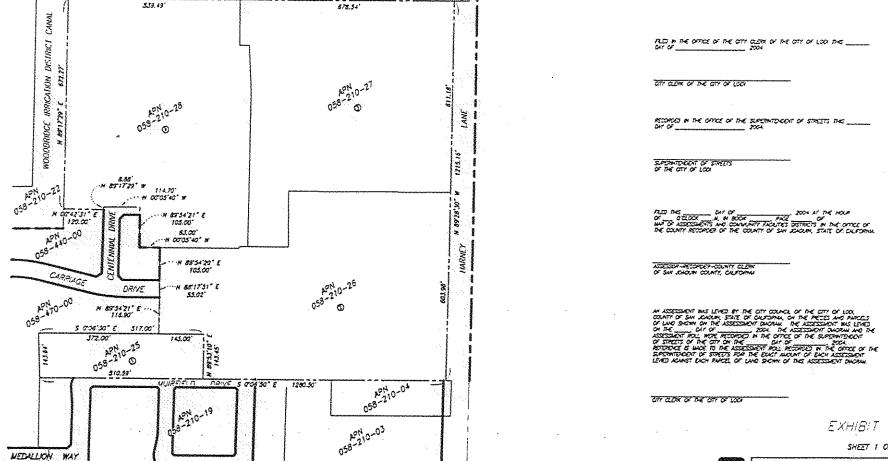
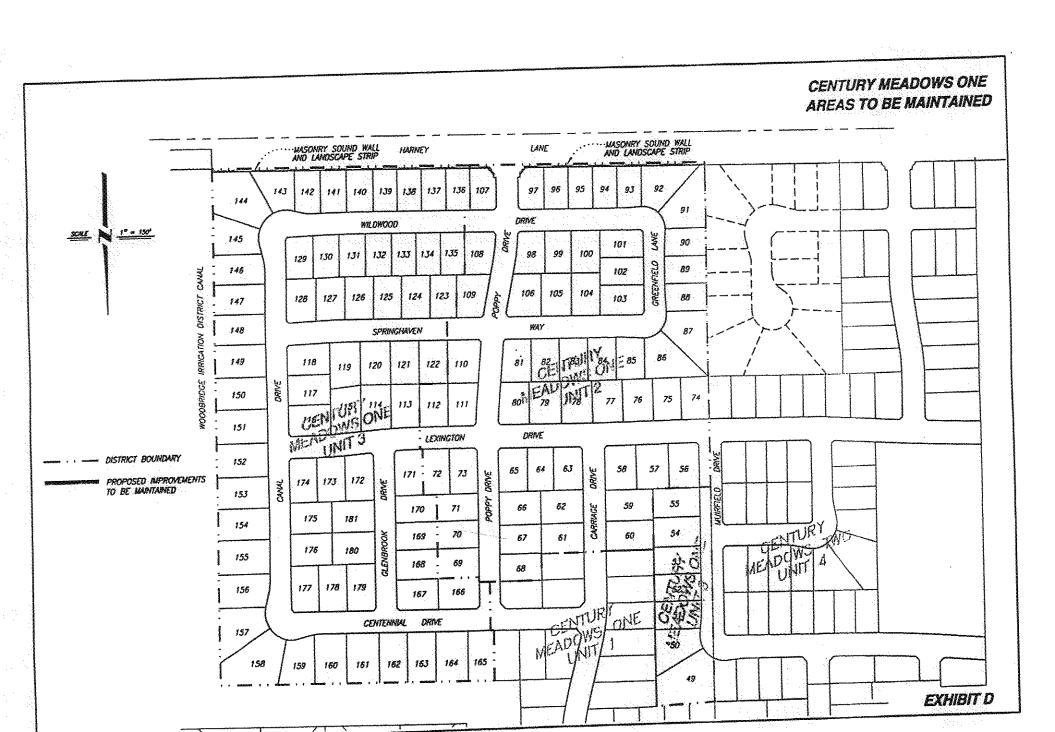


EXHIBIT C

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THOMPSON-HYSELL ENGINEERS A GOVERNMENT OF THE REPORT OF MARKET



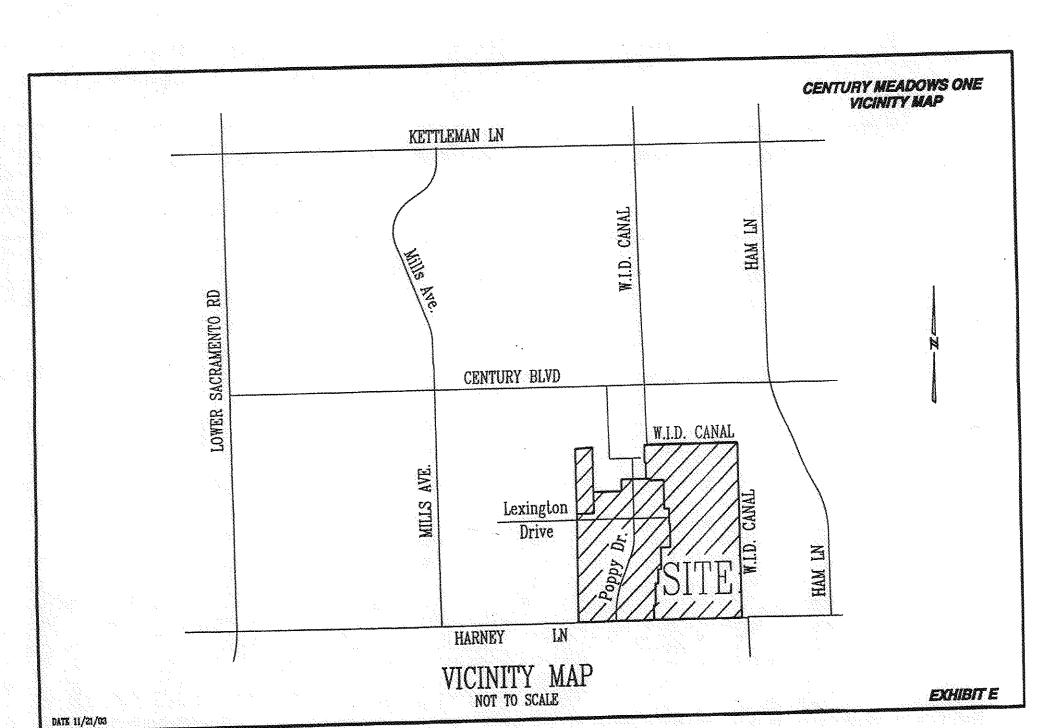


Exhibit 4
SUMMARY OF ESTIMATED DISTRICT COSTS

OPERATION OF COSTS	FY 2004-05 ESTIMATED ASSESSMENT AMOUNT	FY -05 MAXIMUM ASSESSMENT <u>AMOUNT</u>
Landscape		
Maintenance	\$8,313.00	\$8,313.00
Repair/Replacement	\$1,050.00	\$1,050.00
Water	\$400.00	\$400.00
Electricity	\$300.00	\$300.00
Replacement Reserve	<u>\$400.00</u>	<u>\$400.00</u>
Subtotal Landscape	\$10,463.00	\$10,463.00
Street Trees	\$5,410.00	\$5,410.00
Public Park Area	\$0.00	\$12,430.00
Walls		1.046
Repair/Maintenance/Graffiti Contro		\$400.00
Replacement Reserve	<u>\$3,000.00</u>	\$3,000.00
Subtotal Walls	\$3,400.00	\$3,400.00
Subtotal Operation Costs	\$19,273.00	\$31,703.00
DISTRICT ADMINISTRATION COSTS	• .	
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$1,391.00	\$1,862.00
Total Estimated Revenue Required		
for 2004-2005 Fiscal Year	\$27,664.00	\$40,565.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2004-2005 Fiscal Year	\$27,664.00	\$40,565.00
Total dueF	133	133
Assessment per dueF	\$208.00	\$305.00
Maximum Annual Assessment		\$305.00
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EXHIBIT 5 ASSESSMENT ROLL

CENTURY MEADOWS ONE

LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2

(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972) CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
darla proportio de la companya de la		Century Meadows One,	A CONTRACTOR OF THE PERSON NAMED OF THE PERSON		
49	058-210-25	Unit No. 3	Lot No. 49	\$208.00	\$305.00
*	-	Century Meadows One,			
50	058-210-25	Unit No. 3	Lot No. 50	\$208.00	\$305.00
•		Century Meadows One,			
51	058-210-25	Unit No. 3	Lot No. 51	\$208.00	\$305.00
		Century Meadows One,			
52	058-210-25	Unit No. 3	Lot No. 52	\$208.00	\$305.00
	. i.	Century Meadows One,			
53	058-210-25	Unit No. 3	Lot No. 53	\$208.00	\$305,00
•	11 -	Century Meadows One,			
54	058-210-25	Unit No. 3	Lot No. 54	\$208.00	\$305.00
1/2 		Century Meadows One,			
55	058-210-25	Unit No. 3	Lot No. 55	\$208.00	\$305.00
		Century Meadows One,			
56	058-520-01	Unit No. 2	Lot No. 56	\$208.00	\$305.00
		Century Meadows One,			
57	058-520-02	Unit No. 2	Lot No. 57	\$208.00	\$305.00
		Century Meadows One,			
58	058-520-03	Unit No. 2	Lot No. 58	\$208,00	\$305.00
		Century Meadows One,			
59	058-520-04	Unit No. 2	Lot No. 59	\$208.00	\$305.00
		Century Meadows One,			
60	058-520-05	Unit No. 2	Lot No. 60	\$208.00	\$305.00
		Century Meadows One,			
61	058-520-06	Unit No. 2	Lot No. 61	\$208.00	\$305.00
		Century Meadows One,			
62	058-520-07	Unit No. 2	Lot No. 62	\$208.00	\$305.00
	The second	Century Meadows One,			
63	058-520-08	Unit No. 2	Lot No. 63	\$208.00	\$305.00
		Century Meadows One,			
64	058-520-09	Unit No. 2	Lot No. 64	\$208.00	\$305.00
		Century Meadows One,			
65	058-520-10	Unit No. 2	Lot No. 65	\$208.00	\$305.00
		Century Meadows One,			•
66	058-520-11	Unit No. 2	Lot No. 66	\$208.00	\$305.00
		Century Meadows One,			
67	058-520-12	Unit No. 2	Lot No. 67	\$208.00	\$305.00
		Century Meadows One,			
68	058-520-13	Unit No. 2	Lot No. 68	\$208.00	\$305.00
		Century Meadows One,			
69	058-520-14	Unit No. 2	Lot No. 69	\$208.00	\$305.00
		Century Meadows One,		·	
70	058-520-15	Unit No. 2	Lot No. 70	\$208.00	\$305.00
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DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
		Century Meadows One,	······································	and any or the factor of the f	AND THE PERSON NAMED OF TH
71	058-520-16	Unit No. 2 Century Meadows One,	Lot No. 71	\$208.00	\$305.00
72	058-520-17	Unit No. 2 Century Meadows One,	Lot No. 72	\$208.00	\$305.00
73	058-520-18	Unit No. 2 Century Meadows One,	Lot No. 73	\$208.00	\$305.00
74	058-520-19	Unit No. 2 Century Meadows One,	Lot No. 74	\$208.00	\$305.00
75	058-520-20	Unit No. 2 Century Meadows One,	Lot No. 75	\$208.00	\$305.00
76	058-520-21	Unit No. 2 Century Meadows One,	Lot No. 76	\$208.00	\$305.00
77	058-520-22	Unit No. 2 Century Meadows One,	Lot No. 77	\$208.00	\$305.00
78	058-520-23	Unit No. 2 Century Meadows One,	Lot No. 78	\$208.00	\$305.00
79	058-520-24	Unit No. 2 Century Meadows One,	Lot No. 79	\$208.00	\$305.00
80	058-520-25	Unit No. 2 Century Meadows One,	Lot No. 80	\$208.00	\$305.00
81	058-520-26	Unit No. 2 Century Meadows One,	Lot No. 81	\$208.00	\$305.00
82	058-520-27	Unit No. 2 Century Meadows One,	Lot No. 82	\$208.00	\$305.00
83	058-520-28	Unit No. 2 Century Meadows One,	Lot No. 83	\$208.00	\$305.00
84	058-520-29	Unit No. 2 Century Meadows One,	Lot No. 84	\$208.00	\$305.00
85	058-520-30	Unit No. 2 Century Meadows One,	Lot No. 85	\$208.00	\$305.00
86	058-520-31	Unit No. 2 Century Meadows One,	Lot No. 86	\$208.00	\$305.00
87	058-520-32	Unit No. 2 Century Meadows One,	Lot No. 87	\$208.00	\$305.00
88	058-520-33	Unit No. 2 Century Meadows One,	Lot No. 88	\$208.00	\$305.00
89	058-520-34	Unit No. 2 Century Meadows One,	Lot No. 89	\$208.00	\$305.00
90	058-520-35	Unit No. 2 Century Meadows One,	Lot No. 90	\$208.00	\$305.00
91	058-520-36	Unit No. 2 Century Meadows One,	Lot No. 91	\$208.00	\$305.00
92	058-520-37	Unit No. 2 Century Meadows One,	Lot No. 92	\$208.00	\$305.00
93	058-520-38	Unit No. 2 Century Meadows One,	Lot No. 93	\$208.00	\$305.00
94	058-520-39	Unit No. 2 Century Meadows One,	Lot No. 94	\$208.00	\$305.00
95	058-520-40	Unit No. 2 Century Meadows One,	Lot No. 95	\$208.00	\$305.00
96	058-520-41	Unit No. 2 Century Meadows One,	Lot No. 96	\$208.00	\$305.00
97	058-520-42	Unit No. 2	Lot No. 97	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
The same of the sa	Market Committee of the	Century Meadows One,	W		
98	058-520-43	Unit No. 2 Century Meadows One,	Lot No. 98	\$208.00	\$305.00
99	058-520-44	Unit No. 2 Century Meadows One,	Lot No. 99	\$208.00	\$305.00
100	058-520-45	Unit No. 2 Century Meadows One,	Lot No. 100	\$208.00	\$305,00
101	058-520-46	Unit No. 2 Century Meadows One,	Lot No. 101	\$208.00	\$305.00
102	058-520-47	Unit No. 2 Century Meadows One,	Lot No. 102	\$208.00	\$305.00
103	058-520-48	Unit No. 2 Century Meadows One,	Lot No. 103	\$208.00	\$305.00
104	058-520-49	Unit No. 2 Century Meadows One,	Lot No. 104	\$208.00	\$305.00
105	058-520-50	Unit No. 2 Century Meadows One,	Lot No. 105	\$208.00	\$305.00
106	058-520-51	Unit No. 2 Century Meadows One,	Lot No. 106	\$208.00	\$305.00
107	058-520-52	Unit No. 2 Century Meadows One,	Lot No. 107	\$208.00	\$305.00
108	058-520-53	Unit No. 2 Century Meadows One,	Lot No. 108	\$208.00	\$305.00
109	058-520-54	Unit No. 2 Century Meadows One,	Lot No. 109	\$208.00	\$305.00
110	058-520-55	Unit No. 2 Century Meadows One,	Lot No. 110	\$208.00	\$305.00
111	058-520-56	Unit No. 2 Century Meadows One,	Lot No. 111	\$208,00	\$305.00
112	058-520-57	Unit No. 2	Lot No. 112	\$208.00	\$305.00
113	058-210-27	Century Meadows One, Unit No. 3	Lot No. 113	\$208.00	\$305.00
114	058-210-27	Century Meadows One, Unit No. 3	Lot No. 114	\$208.00	\$305.00
115	058-210-27	Century Meadows One, Unit No. 3	Lot No. 115	\$208.00	\$305.00
116	058-210-27	Century Meadows One, Unit No. 3	Lot No. 116	\$208.00	\$305.00
117	058-210-27	Century Meadows One, Unit No. 3	Lot No. 117	\$208.00	\$305.00
118	058-210-27	Century Meadows One, Unit No. 3	Lot No. 118	\$208.00	\$305.00
119	058-210-27	Century Meadows One, Unit No. 3	Lot No. 119	\$208.00	\$305.00
120	058-210-27	Century Meadows One, Unit No. 3	Lot No. 120	\$208.00	\$305.00
121	058-210-27	Century Meadows One, Unit No. 3	Lot No. 121	\$208.00	\$305.00
122	058-210-27	Century Meadows One, Unit No. 3	Lot No. 122	\$208.00	\$305.00
123	058-210-27	Century Meadows One, Unit No. 3	Lot No. 123	\$208.00	\$305.00
124	058-210-27	Century Meadows One, Unit No. 3	Lot No. 124	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
provided and included the foreign provided the second seco	***************************************	Century Meadows One,	**************************************	**************************************	THE RESERVE OF THE PERSON NAMED OF THE PERSON
125	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 125	\$208.00	\$305.00
126	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 126	\$208.00	\$305.00
127	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 127	\$208.00	\$305.00
128	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 128	\$208.00	\$305.00
129	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 129	\$208.00	\$305.00
130	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 130	\$208.00	\$305.00
131	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 131	\$208.00	\$305.00
132	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 132	\$208.00	\$305.00
133	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 133	\$208.00	\$305.00
134	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 134	\$208.00	\$305.00
135	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 135	\$208.00	\$305.00
136	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 136	\$208.00	\$305.00
137	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 137	\$208.00	\$305.00
138	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 138	\$208.00	\$305.00
139	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 139	\$208.00	\$305.00
140	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 140	\$208.00	\$305.00
141	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 141	\$208.00	\$305.00
142	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 142	\$208.00	\$305.00
143	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 143	\$208.00	\$305.00
144	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 144	\$208.00	\$305.00
145	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 145	\$208.00	\$305.00
146	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 146	\$208.00	\$305.00
147	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 147	\$208.00	\$305.00
148	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 148	\$208.00	\$305.00
149	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 149	\$208.00	\$305.00
150	058-210-27	Unit No. 3 Century Meadows One,	Lot No. 150	\$208.00	\$305.00
151	058-210-27	Unit No. 3	Lot No. 151	\$208.00	\$305.00

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT
Carried and State of the Party of the State	058-210-27.	Century Meadows One,	i <u>wasanye i ahii manda galamba</u> da jelandanda _{da} jelanda da kababa aya masa ee ah aya amaa	and the state of t	operation and property and the state of the
152	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 152	\$208.00	\$305.00
153	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 153	\$208.00	\$305.00
154	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 154	\$208.00	\$305.00
155	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 155	\$208.00	\$305.00
156	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 156	\$208.00	\$305.00
157	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 157	\$208.00	\$305.00
158	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 158	\$208.00	\$305.00
159	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 159	\$208.00	\$305.00
160	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 160	\$208.00	\$305.00
161	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 161	\$208.00	\$305.00
162	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 162	\$208.00	\$305.00
163	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 163	\$208.00	\$305.00
164	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 164	\$208.00	\$305.00
165.	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 165	\$208.00	\$305.00
166	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 166	\$208.00	\$305.00
167.	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 167	\$208.00	\$305.00
168	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 168	\$208.00	\$305.00
169	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 169	\$208.00	\$305.00
170	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 170	\$208.00	\$305.00
171	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 171	\$208.00	\$305.00
172	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 172	\$208,00	\$305.00
173	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 173	\$208.00	\$305.00
174	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 174	\$208.00	\$305.00
175	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 175	\$208.00	\$305.00
176	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 176	\$208.00	\$305.00
177	058-210-28	Unit No. 3 Century Meadows One,	Lot No. 177	\$208.00	\$305.00
178	058-210-28	Unit No. 3	Lot No. 178	\$208.00	\$305.00
	1 2 2 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5				

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT	FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT	
179	058-210-28	Century Meadows One, Unit No. 3	Lot No. 179	\$208.00	\$305.00	
180	058-210-28	Century Meadows One, Unit No. 3	Lot No. 180	\$208.00	\$305.00	
181	058-210-28	Century Meadows One, Unit No. 3	Lot No. 181	\$208.00	\$305.00	

RESOLUTION NO. 2003-228

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH TIMOTHY J. HACHMAN, ATTORNEY AT LAW, FOR SERVICES REQUIRED IN SUPPORT OF THE ANNEXATION OF CENTURY MEADOWS ONE-ZONE 2 TO THE LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a professional services agreement with Timothy J. Hachman, Attorney at Law, for services required in support of the annexation of Century Meadows One-Zone 2 to the Lodi Consolidated Landscape Maintenance District No. 2003-1, in an amount not to exceed \$7,000.00.

Dated: December 3, 2003

I hereby certify that Resolution No. 2003-228 was passed and adopted by the Lodi City Council in a regular meeting held December 3, 2003, by the following vote:

AYES:

COUNCIL MEMBERS - Beckman, Hansen, Howard, Land, and

Mayor Hitchcock

NOES:

COUNCIL MEMBERS - None

ABSENT:

COUNCIL MEMBERS - None

ABSTAIN:

COUNCIL MEMBERS - None

SUSAN J. BLACKSTON

Dusa J. Blackst

City Clerk

RESOLUTION NO. 2003-229

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES
AGREEMENT WITH THOMPSON-HYSELL ENGINEERS, A DIVISION
OF KEITH COMPANIES, INC., FOR SERVICES REQUIRED IN
SUPPORT OF THE ANNEXATION OF CENTURY MEADOWS ONEZONE 2 TO THE LODI CONSOLIDATED LANDSCAPE
MAINTENANCE DISTRICT NO. 2003-1

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a professional services agreement with Thompson-Hysell Engineers, a Division of Keith Companies, Inc., for services required in support of the annexation of Century Meadows One-Zone 2 to the Lodi Consolidated Landscape Maintenance District No. 2003-1, in an amount not to exceed \$7,500.00.

Dated: December 3, 2003

I hereby certify that Resolution No. 2003-229 was passed and adopted by the Lodi City Council in a regular meeting held December 3, 2003, by the following vote:

AYES:

COUNCIL MEMBERS - Beckman, Hansen, Howard, Land, and

Mayor Hitchcock

NOES:

COUNCIL MEMBERS - None

ABSENT:

COUNCIL MEMBERS - None

ABSTAIN:

COUNCIL MEMBERS - None

SUSAN J. BLACKSTON

City Clerk